

City of St. Petersburg - Joint Meeting
Committee of the Whole
Community Planning & Preservation Commission Workshop
August 28, 2025 – 1:30 PM
Sunken Gardens, 1825 4th Street North - Garden Room

Committee of the Whole Members:

City Council Chair Copley Gerdes, City Council Vice-Chair Lisset Hanewicz, Council Members Brandi Gabbard, Mike Harting, Deborah Figgs-Sanders, Gina Driscoll, Corey Givens Jr., and Richie Floyd

Community Planning and Preservation Commission Members:

Chair Shannon Nelson, Vice Chair Bob Jeffrey, Commissioners Abel Carrasco, Jr., Treva Davis, Monica Drake, Joseph Magnello, Ashley Marbet, Dr. Will Michaels, and Lisa Wannemacher

Support Staff: Kimberly Amos – Senior Legislative Aide

1) Call to Order

2) Approval of Agenda

3) Approval of July 31, 2025 Committee of the Whole Meeting Minutes

4) New Business – August 28, 2025

- a) Joint City Council and CPPC Meeting: Review of Historic Preservation Programs, Annual Report Findings, and Policy Discussion – *Derek Kilborn, Planning and Development Director*

Attachments:

- 1) Agenda & Powerpoint Presentation
- 2) Historic Preservation Division Description
- 3) National Register of Historic Places
- 4) St. Petersburg Register of Historic Places
- 5) St. Petersburg List of Potentially Eligible Properties
- 6) Certificate of Appropriateness (COA) Matrix Update
- 7) Owner Notification
- 8) Guide to Public Hearings
- 9) Preservation Incentives for Historic Properties
- 10) Ad Valorem Tax Exemption for Historic Properties
- 11) Registry for Approved Transfer of Development Rights, Historic
- 12) Third Party and City Initiated Designation Applications
- 13) Demolitions 2011 – 2025: Proximity to National Register & Local Historic Districts
- 14) Keeping the Vibe Alive: The Impact of Historic Preservation in St. Petersburg
- 15) Preserve the Burg Stakeholder Letter
- 16) Commissioner Will Michaels Stakeholder Letter

General Attachments:

Minutes of the July 31, 2025 COW Meeting
Pending and Continuing Referral List
Agenda Item Support Material

City of St. Petersburg
Committee of the Whole
July 31, 2025 Meeting Minutes
City Hall, Room 100

Present: Chair Copley Gerdes, Council Members Brandi Gabbard, Mike Harting, Deborah Figgs-Sanders, Gina Driscoll, Corey Givens Jr., and Richie Floyd.

Absent: Vice-Chair Lisset Hanewicz

Also Present: City Administrator Rob Gerdes, Assistant City Administrator Tom Greene, City Attorney Jacqueline Kovilaritch, Chief Assistant City Attorney Jeannine Williams, Fire Rescue Deputy Chief of Emergency Services Brett Ciskoski, Assistant Police Chief David Gerardo, Community Enrichment Administrator Mike Jefferis, Public Works Administrator Claude Tankersley, Engineering Director Brejesh Prayman, City Development Administrator James Corbett, Development Coordination Managing Director Brian Caper, Transportation and Parking Management Director Evan Mory, City Development Administration and Finance Managing Director Elizabeth Herendeen, Building Official Manager Don Tyre, Housing and Neighborhood Services Administrator Amy Foster, Codes Compliance Assistance Director Joe Waugh, Housing and Community Development Director Dr. Avery Slyker, Sanitation Director Willie Joseph, Chief Equity Officer Administrator George Smith, Budget Director Elizabeth Makofske, Small Business Liaison Manager Tracey Smith, Supplier Diversity Manager Kourey Hendryx-Bell, St. Pete Chamber of Commerce Small Business Engagement Coordinator Jose Cid, St. Pete Chamber of Commerce President & CEO Chris Steinocher, St. Pete Economic Development Corp President & CEO Mike Swesey, and City Clerk Chan Srinivasa.

Support Staff: Kimberly Amos, Senior Legislative Aide

1. **Call to Order** – 9:30 AM
2. **Approval of Agenda** – CM Figgs-Sanders motioned for approval. All voted in favor.
3. **Approval of May 29, 2025, Minutes** – CM Gabbard motioned for approval. All voted in favor.
4. **New Business** – July 31, 2025

New Business:

- A) Discussion on how the Chamber of Commerce, the Greenhouse, Procurement, and the Office of Supplier Diversity work together to create coordinated workflow that supports St. Petersburg Businesses** – *Jose Cid, St. Pete Chamber of Commerce Small Business Engagement Coordinator, Tracey Smith, Small Business Liaison Manager, Kourey Hendryx-Bell, Supplier Diversity Manager, & Brian Caper, Development Coordination Managing Director*

Council Chair Gerdes and Development Coordination Managing Director Brian Caper introduced the presentation by emphasizing the vital collaboration among the Chamber of Commerce, the Economic Development Corporation, the Office of Supplier Diversity, and the Greenhouse in supporting and advancing businesses within the city's economic development sector. St. Pete Chamber of Commerce Small Business Engagement Coordinator Jose Cid discussed how businesses' individual needs are evaluated to ensure they are referred to the correct entity for guidance and growth. Small Business Liaison Manager Tracey Smith explained

the variety of services offered by the Greenhouse, including navigation assistance, networking connections, business awareness, capacity building, and coordination services. Mr. Cid reviewed examples of networking events, professional development opportunities, and business-oriented forums sponsored by the Chamber. Supplier Diversity Manager Kourey Hendryx-Bell provided an overview of the Office of Supplier Diversity (OSD), highlighting its technical assistance programs, certification opportunities, and advocacy efforts to enhance procurement and contracting access. Next, three hypothetical scenarios were presented, with representatives from the Chamber, the Greenhouse, and the OSD each outlining how they would collaborate to support the small businesses. Chair Gerdes invited St. Pete Chamber of Commerce President & CEO Chris Steinocher and St. Pete Economic Development Corp President & CEO Mike Swesey to contribute to the presentation. Both Mr. Steinocher and Mr. Swesey celebrated the progress made in small business support programs and emphasized the importance of strategically engaging large business partners to ensure that continued community growth occurs.

CM Gabbard inquired about the availability of a network of financial investors to support entrepreneurs in establishing their businesses. Ms. Smith discussed existing partnerships with credit unions and the Small Business Development Center (SBDC). CM Gabbard asked for information on Build St. Pete; Ms. Hendryx-Bell explained that the event showcases vendors from the construction, engineering, and architecture industries, while also providing valuable networking opportunities. CM Gabbard requested consideration of incremental surveying of the attendees' post-event to establish return on investment data. CM Gabbard discussed the continued development of a Resilient Flood Mitigation Workforce Development Program. CM Figgs-Sanders inquired about the process for receiving the district-by-district breakdown of projects. Ms. Hendryx-Bell replied that a map would be created and made available online. CM Figgs-Sanders asked how a business would identify certification requirements. Ms. Hendryx-Bell explained that the OSD website provides guidance for Small Business Enterprises (SBE), Minority Owned Business Enterprises (MBE), and Women Owned Business Enterprises (WBE) certifications. CM Figgs-Sanders asked if "missed opportunities" are tracked to create feedback on business needs and enhance processes; Ms. Hendryx-Bell confirmed that the OSD collects data. CM Floyd reiterated the importance of programs to assist with business succession planning. CM Floyd expressed interest in creating opportunities for the business community to share what barriers they face within the development process and work collaboratively on potential solutions. CM Floyd discussed the economic disruption caused by the hurricanes, emphasizing the need to support local businesses during their continued recovery and in the absence of baseball games downtown. CM Givens inquired about the process for informing Council Members about OSD projects and programs. Ms. Hendryx-Bell explained that all Council Members are subscribed to the OSD newsletter, and event flyers are emailed. CM Givens inquired about engagement strategies for certified projects; Ms. Hendryx-Bell explained that the OSD reviews project requirements, conducts targeted outreach, and hosts industry days to involve certified firms and attract opportunities to certify new businesses. CM Givens inquired about the OSD's collaboration with the Tampa Bay Black Business Investment Corporation. Ms. Hendryx-Bell and Ms. Smith confirmed that they have partnered on various events and programs. CM Givens expressed interest in the development of a Food Truck Academy and in continued opportunities for youth entrepreneurs. CM Givens inquired about opportunities for small businesses to utilize vacant city-owned properties. City Administrator Rob Gerdes responded that vacancies are limited; however, staff partners with small businesses to assist in locating private property available for lease.

B) Fiscal Year 2026 Recommended Budget – *Liz Makofske, Budget Director & Tom Greene, Assistant City Administrator*

Assistant City Administrator Tom Greene provided a brief overview of the strategies deployed to resolve the estimated \$6M budget shortfall between forecasted revenues and expenses when preparing the Mayor's FY26 Recommended Budget prior to Chair Gerdes opening the floor for questions.

CM Gabbard asked how the Healthy Food Action Plan would be funded now that the ARPA (American Rescue Plan Act) funding has been expended; Budget Director Elizabeth Makofske and Community Enrichment Administrator Mike Jefferis responded that the program is funded through the General Fund with the Planner II staff position transitioned from grant funded to a permanent position. CM Gabbard inquired about the Groceries on the Go Program proposed for Jordan Park; Administrator Gerdes acknowledged that addressing food insecurity as a priority and noted that the administration welcomes input in identifying potential areas for budget reductions to support the program. CM Gabbard requested that the department's mission statement be reevaluated to consider incorporating food insecurity initiatives. CM Gabbard asked for information on the library staff positions; Mr. Jefferis explained the formation of a new security team. CM Gabbard requested consideration of additional stipends for St. Pete Youth Farm Ambassadors. CM Gabbard requested that the Sunshine Center be evaluated for redevelopment and incorporated into the Capital Improvement Program (CIP). Mr. Jefferis discussed planned facility upgrades and explained that the replacement of the Enoch Davis Center is a higher priority for the department. CM Gabbard requested consideration of a reimagined Sunshine Center facility with wrap-around services and senior housing to be incorporated into future planning for the Historic Gas Plant District. CM Gabbard inquired about continuing the previously grant-funded Safe Streets Program. Transportation and Parking Management Director Evan Mory explained that staff hope to utilize traffic safety funding to complete the pilot. CM Gabbard requested an update on the Seawall Study; Engineering Director Brejesh Prayman reviewed plans for four upcoming public engagement meetings dividing the city into quadrants to receive resident feedback. CM Gabbard asked for clarification on funding for arterial channel dredging; Mr. Prayman explained that arterial channels are defined by code as navigable with baseline surveys conducted every five years to determine sedimentation levels. CM Gabbard inquired about staffing levels for the N-Team; Housing and Neighborhood Services Administrator Amy Foster explained that the department has struggled to fill vacancies post-storms and adding additional positions was not required. CM Gabbard asked why many of the housing programs received notable funding percentage cuts; Ms. Foster explained that reductions in State and Federal funding created significant budgetary impacts. CM Gabbard asked if the projected increase in the Downtown Redevelopment District revenue could be utilized for homeless outreach services; Mr. Greene responded that a plan amendment would be required. Ms. Foster and Housing and Community Development Director Dr. Avery Slyker reviewed plans for the \$1M of RUSH (Rapid Unsheltered Survivor Housing) funding received to implement mental health engagement, street outreach, and rapid rehousing assistance programming. CM Gabbard requested clarification on the creation of an Enterprise Fund; City Attorney Jacqueline Kovilaritch responded that the fund is an accounting mechanism and does not have any requirements attached to establish it. CM Gabbard inquired about staffing for the permitting department. Building Official Manager Don Tyre discussed the difficulties in filling licensed positions, but stated measures are in progress to ensure pay and benefits are competitive. CM Gabbard inquired about the \$20M decrease in the Stormwater Drainage Capital Improvements SPAR (St. Pete Agile Resilience) Projects. Public Works Administrator Claude Tankersley and Mr. Prayman addressed the bandwidth issues affecting staff, contractors, and consultants. CM Gabbard asked where the SPAR fund line

items appeared in the recommended budget; Ms. Makofske explained that since the funding sources are still undetermined, program information is included in the executive summary.

CM Driscoll asked why a contribution to the Economic Stability Fund was not budgeted. Mr. Greene discussed post-storm financial needs and highlighted fund growth that will occur due to interest earnings and housing loan repayments. CM Driscoll inquired about the elimination of funding for the Fire Rescue Department's bunker gear, SCBA (self-contained breathing apparatus) equipment, and the PIO (Public Information Officer) Position; Ms. Makofske and Mr. Greene explained that the gear replacement occurs in cycles and fund installation payments are made to reduce financial impacts. Fire Rescue Deputy Chief of Emergency Services Brett Ciskoski confirmed that current operations would not be impacted by an elimination of this budget cycle's payment. Regarding the PIO position, Deputy Chief Ciskoski explained that adding an additional Emergency Management Specialist position was prioritized over the PIO position. CM Driscoll asked how many PIO positions the Police Department has; Assistant Police Chief David Gerardo responded that there are three positions. CM Driscoll asked for a status update on Fire Station 2; Deputy Chief Ciskoski responded that a GMP (Guaranteed Maximum Price) is anticipated for mid-September, with construction beginning in late 2025 or early 2026. CM Driscoll asked for an explanation of the Marina budget; Mr. Prayman, Mr. Caper, and City Development Administrator James Corbett explained that redevelopment plans remain in process and approximately \$200,000 is budgeted for emergency repairs. CM Driscoll inquired about the Cross Bay Ferry Dock; Mr. Mory responded that the design is budgeted, but construction funding has yet to be identified. CM Driscoll asked for an update on the Manhattan Casino; City Development Administration and Finance Managing Director Elizabeth Herenden responded that the GMP for the planned renovations is expected in September. CM Driscoll requested a re-evaluation of staffing needs until the renovations are completed. CM Driscoll asked for information on economic and workforce development incentives; Mr. Caper explained that the programs are designed to attract companies in select industries to hire residents and they provide incentive funding that encourages corporate relocation. CM Driscoll asked for an explanation of the Business Recruitment Event Aid line item; Mr. Caper responded that the funding is for the Grand Prix Mayor's Business Brunch and the State of the Economy events. CM Driscoll advocated for the Groceries on the Go Program to be funded. CM Driscoll requested information on increased funding for the MLK Jr parade. Chief Equity Officer Administrator George Smith responded that the amount mirrored the 2025 parade; however, an \$80,000 expenditure from the Mayor's Office budget for the Florida A&M University Band was incorporated into the requested amount for FY26. CM Driscoll requested information on two utility trucks in the Sanitation budget; Sanitation Director Willie Joseph responded that the vehicles are an expansion of the department fleet to provide services. CM Driscoll advocated for additional resources for the N-Team, Codes Compliance Assistance Director Joe Waugh highlighted new staff positions and equipment funded in recent fiscal years and relayed the difficulties to hire and retain staff. CM Driscoll requested funding for the repair of the Booker Creek footbridge; Mr. Prayman explained that repair of the bridge requires additional foundation work and that staff will continue to seek alternative funding to address the issue.

CM Givens requested funding for a youth internship program; Mr. Greene responded that the Boley Centers currently facilitates this program for the city year-round. CM Givens advocated for continued expansion of the program and other youth opportunities, such as the Mayor's Future Readiness Academy. CM Givens discussed the impacts on the healthcare industry, including workforce training and access to healthcare, and requested a larger discussion on how to assist residents at a later date. CM Givens advocated

for funding to support early childhood education and home daycare provider training and certification. CM Givens asked if an increase to the subsidies for business districts was available; Mr. Caper responded that an increase was considered but not possible this budget year. CM Givens requested funding for the installation of shelters at bus stops. CM Givens requested the installation of weapon screening devices at recreation centers and libraries. CM Givens expressed concern regarding the condition of Lincoln Cemetery; Mr. Caper responded that the cemetery is the property of the City of Gulfport and would need to be annexed before any further action could occur. CM Givens expressed support for measures to combat food insecurity, including city-owned grocery or co-op opportunities. CM Givens advocated for transitional housing development and requested additional information on the street outreach planned through the RUSH program. Ms. Foster and Dr. Slyker explained the assessment process to evaluate each individual life situation and develop a case plan that provides referrals to need-based resources. CM Givens asked for clarification on departmental position or salary cuts; Mr. Greene explained the Human Resources audit process for job positions and offered a follow-up meeting to answer any questions.

CM Figgs-Sanders advocated for the replacement of the Sunshine Center and increases in staffing for the permitting department. CM Figgs-Sanders expressed gratitude for the continued funding of the Child Homelessness Project, PERC, N-team, and the Social Action Funding Grants and requested that any opportunities to increase future funding be considered. CM Figgs-Sanders asked if all programs included on the Youth Program list were funded, Mr. Greene confirmed that they are. CM Figgs-Sanders requested transportation assistance for the South St. Petersburg CRA (Community Redevelopment Area) residents for employment programming at Foot Locker. CM Figgs-Sanders requested more funding to support business district subsidies. As Chair of the Pinellas Suncoast Transportation Authority (PSTA), CM Figgs-Sanders clarified that funding for bus shelters falls under PSTA's responsibility. CM Figgs-Sanders advocated for increased funding to expand the St. Pete Fire Rescue Camp Ignite Program.

CM Floyd requested an update on tenant advocacy staff positions; Mr. Waugh explained plans for a Housing Equity Specialist position that will work collaboratively with the Community Support Specialists to conduct interior inspections and provide resources for the residents. CM Floyd asked if a service provider had been located for eviction diversion programming; Ms. Foster responded that an RFP (Request for Proposal) is currently being developed. CM Floyd requested a broader conversation on youth outreach and community engagement. Chair Gerdes responded that his office is working on a New Business Item for consideration to bring a discussion forward.

CM Harting requested further clarification on the Water Cost Stabilization Fund. Mr. Greene explained that the city sold well fields to Tampa Bay Water several years ago, with the proceeds forming the Water Cost Stabilization Fund. The fund has prescribed uses related to potable water investments, and the interest from the fund returns to the Water Resources Operating Fund annually.

With no further business, the meeting was adjourned at 1:35 PM.

COMMITTEE OF THE WHOLE PENDING/CONTINUING REFERRALS						August 28, 2025	
	Topic	Return Date	Referral Date	Prior Meeting	Referred by	Staff	Notes
1	Joint City Council / Community Planning and Preservation Commission (CPPC) Meeting	8/28/25	3-Year Cycle	3/31/22	Comp Plan	Kilborn	This meeting will occur at Sunken Gardens (1825 4th St N, St. Petersburg, FL 33704) in the Garden Room
2	Potential Changes to the City Code Regarding Qualifying Periods for Municipal Elections	9/18/25	8/7/25	N/A	Gerdes (Staff Request)	Pettigrew	
3	Review of City Council Policy and Procedures Manual (Part 2)	10/23/25	12/16/21	5/29/25	Council	Ohlman Kovilaritch Williams	5/29/25 - Administrative Officer and Legal to draft requested changes and return for part 2 at a date TBD
4	2026 Calendar setting and selection of Chair and Vice Chair	12/11/25	Annual	N/A	Annual	Ohlman	
5	FY '27 Council Budget Priorities	1/29/26	Annual	N/A	Annual	Makofske	
6	FY' 27 CIP Budget	April 2026	Annual	N/A	Annual	Makofske	
7	FY '27 Operating Budget	May 2026	Annual	N/A	Annual	Makofske	
8	Stormwater Master Plan	Spring 2026	8/12/21	5/25/23 7/25/24	Administration	Prayman	Proposed changes to City Code are anticipated to be brought forward in late Spring / early Summer of 2026
9	A Discussion on the Clean and Safe Program	TBD	2/6/25 (PSI)	6/12/25 (PSI)	Driscoll	Caper Corbett	Item was referred to Committee of the Whole during the 6/12/25 PSI Meeting
10	Discussion on the findings and recommendations of the expanded Ground Penetrating Radar survey and historical background research of Oaklawn Cemetery	TBD	5/1/25	N/A	Givens	Caper Kilborn	
11	Discussion on possible revenue generators to replace the revenue lost if the Rays decide to leave St. Petersburg. Discussion should include the loss of direct revenue to the City, as well as indirect revenue losses to surrounding businesses	TBD	8/7/25	N/A	Givens	Administration	
12	A Comprehensive Report on Arts Funding, Grants and Other Programs	TBD	8/14/25	N/A	Driscoll	Davis	
13	StPete 2050 Plan	TBD	12/17/19	10/22/20 1/28/21 8/26/21 2/24/22 5/26/22 8/25/22	Administration	Kilborn	Staff is working on the comp plan updates to implement the 2050 plan and anticipates providing a report to council on the draft changes in 2025

14	Joint City Council / CBAC Meeting	TBD	11/2/23	N/A	Figgs-Sanders	Caper	Discussion on the Community Benefit Program NBI (Gabbard) approved at 1/11/24 CC Meeting requested discussion include committee appointment process for standing & ad hoc members
15	Discussion of potential revisions and/or updates to Section 5.06 of the City Charter concerning the City's Redistricting process.	TBD	12/8/22	N/A	Hanewicz	Pettigrew	
16	City-Specific Dashboard & Update on St. Pete Stat	TBD	4/6/23	3/23/23 (EWD)	Council	Greene Gadiwalla	Discussion originated at the 3/23/23 EWD Committee Meeting and was motioned by CM Gabbard to bring to a Committee of the Whole
17	Fleet Maintenance Master Plan	TBD	3/23/23	N/A	Harting	Quintana	1/23/2025 - CM Harting took sponsorship of this item from former CM Montanari
18	Integrated Water Resources Master Plan Update	TBD	7/20/23	N/A	Harting	Tankersley Palenchar	1/23/2025 - CM Harting took sponsorship of this item from former CM Montanari
19	Potential Charter Amendments Concerning the City Council and Mayoral Vacancies	TBD	10/20/22	(PSI) 7/13/23 (PSI) 11/9/23 (PSI) 3/21/24 4/18/24	Gabbard Hanewicz	Pettigrew	PS&I Committee Action item approved at 4/4/24 CC Meeting moved the discussion to COW to address proposed amendments to the current process The item was referred back to a COW at the 9/5/24 CC Meeting for consideration after December 2025
20	Implementation of Priority Dispatch	As Needed	10/13/22	N/A	Gabbard	SPFR	This discussion will occur as-needed if the implementation of priority dispatch protocols are considered



HISTORIC PRESERVATION JOINT MEETING City Council and Community Planning and Preservation Commission

August 28, 2025, 1:30 PM

Sunken Gardens, 1825 4th Street North, St. Petersburg, FL 33704

I. INTRODUCTION

- Individual Introductions
- Purpose of the Meeting: Pursuant to City of St. Petersburg's Comprehensive Plan, Historic Preservation Element, Policy HP 4.6:

"The commission(s) designated in the LDRs and City Council shall annually conduct a joint workshop which will include input from the commission(s) designated in the LDRs, the preservation community and the development community. At that time, staff will present a report concerning the activities of the Commission during the past year, including the identification of known historic and archaeological resources lost during the past year, and recommendations for improvements to the City's preservation program."

II. HIERARCHY OF HISTORIC PRESERVATION IN ST. PETERSBURG

City Staff will briefly explain the hierarchy of historic preservation from the federal government to our local land development regulations.

III. DIVISION DESCRIPTION / ANNUAL REPORT

City staff will review the division description and annual report. See attached.

IV. POTENTIAL DISCUSSION ITEMS

The following list of related subjects are included here for reference; each of the following is also identified within the annual report and may be discussed at either time. The list is provided in alphabetical order. In addition to the following list of specific subjects, other

considerations might include report content, minutes, and information relating to Commission recommendations supporting City Council deliberations:

- Adaptive reuse of historic buildings
- Annual or biennial mailed notification of designation status
- Certificate of Appropriateness (COA) Matrix and processing requirements
- Cemetery (Oaklawn, Evergreen, Moffett) research and phasing
- Design Guidelines for Historic Properties:
 - Updating standards for individual architectural styles (windows and doors) and design elements (fences)
 - Updating local historic district descriptions
- Intown Redevelopment Plan Historic Preservation and Conservation Grant
- Markers and Monuments policy
- Traditional streetscape preservation:
 - Maintenance and replacement of hexagon-shaped pavers (sidewalks)

V. PRIVATE SECTOR AND STAKEHOLDER FEEDBACK

City staff will highlight private sector initiatives and stakeholder feedback relating to historic preservation.

- Central Avenue
- City-initiated designations
- Local Historic Districts: Process for initiating a designation application
- Naturally Occurring Affordable Housing (NOAH)
- Pinellas County Property Appraisers Office website
- Transfer of Development Rights, Historic (TDR,H)

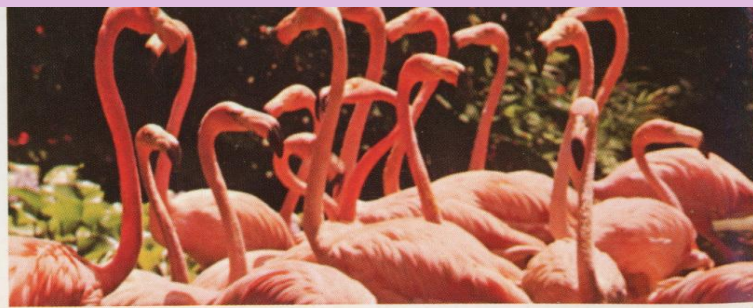
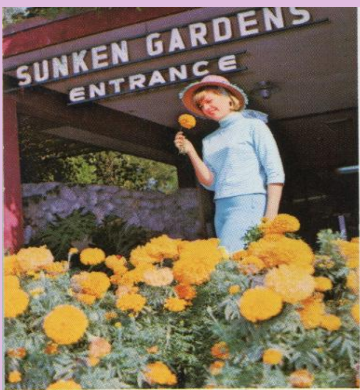
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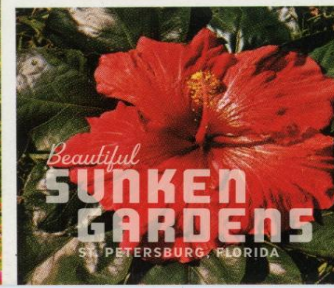
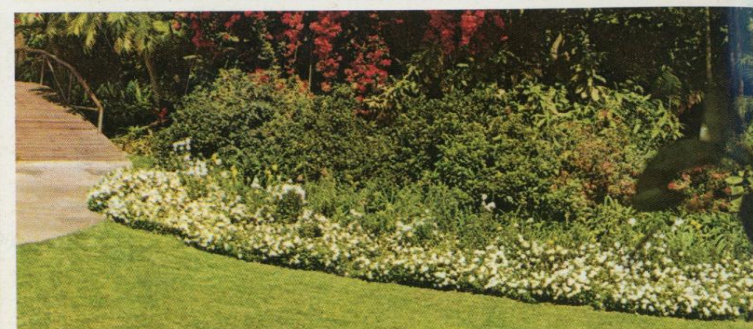
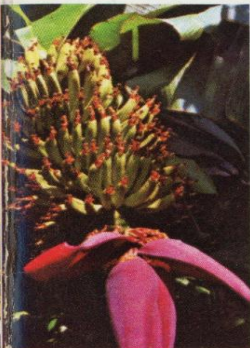
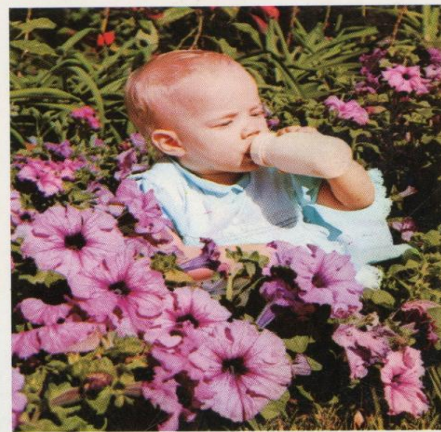
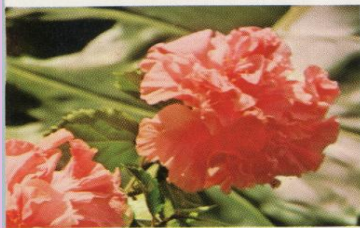
COMMITTEE OF THE WHOLE

St. Petersburg City Council and Community Planning and Preservation Commission

August 28, 2025 | 1:30 PM



OFFICIAL SOUVENIR GUIDE
Sunken Gardens
ST. PETERSBURG



DESIGNED BY RUSS SMILEY • PHOTOGRAPHY BY RUSS SMILEY AND OTHERS PUBLISHED AND LITHOGRAPHED BY A. D. WEISS, MIAMI, FLA.

Boom Times in St. Pete 1924-26



City Ownership 1999–Present

“I've done a lot of preservation work in my life but I've never seen people take their pocketbooks and vote to have gardens purchased. I think that's phenomenal and says a lot about the community.”

– Robin Reed, Sunken Gardens Forever President

Under city care, Sunken Gardens blooms

The angel trumpets are among the flowers blooming at the newest park in St. Petersburg, the historic 4-acre Sunken Gardens.



Times photo — JAMIE FRANCIS

■ An open house allows voters, who approved a tax for the gardens, to admire their purchase for free.

By **KELLY RYAN**
Times Staff Writer

ST. PETERSBURG — The moment the wooden gate opens to Sunken Gardens, the changes are obvious.

Bright flowers line the winding paths, which are clear of weeds and plant litter. Waterfalls that sat dry for years now bubble into clean ponds with fish and water

lilies. Flamingos stretch their wings near a tiki hut, and three turtles now have their own garden.

Sunken Gardens — the city's newest park and only quasi-rain forest — opens today for the first of two free weekends. City workers are eager to show off their work at the 4-acre garden that voters agreed to buy but haven't

yet seen.

“I don't think people realize how phenomenal the gardens can be,” said Mary Campbell, the city's park operations manager who is running the gardens revitalization. “We're really trying to re-create the mystique.”

The city is trying to make the garden a fun, family attraction, one that is about more than birds and flowers and greenery.

During the holiday open houses this weekend and next, the city

Please see **GARDENS 10B**

Original 1940 Entrance & History Center



Funding provided by:



FLORIDA DIVISION OF
Historical Resources



**SUNKEN
GARDENS**



Come See What Emerges Next!





COUNCIL AND COMMISSION MEMBERS

City Council and Community Planning and Preservation Commission

Regular Members

- Shannon Nelson, Chair
- Robert “Bob” Jeffrey, Vice-Chair
- Abel Carrasco
- Treva Davis
- Joseph Magnello
- Ashley Marbet
- Vacant

Alternate Members

- Monica Drake
- William “Will” Michaels
- Lisa Wannemachher

City Council Members

- Copley Gerdes, Chair, District 1
- Lisset Hanewicz, Vice Chair, District 4
- Brandi Gabbard, District 2
- Mike Harting, District 3
- Deborah Figgs-Sanders, District 5
- Gina Driscoll, District 6
- Corey Givens Jr., District 7
- Richie Floyd, District 8



CITY STAFF MEMBERS

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COMPREHENSIVE PLAN POLICY HP 4.6

Chapter 12: Historic Preservation Element, City of St. Petersburg Comprehensive Plan

The commission(s) designated in the LDRs and City Council shall annually conduct a joint workshop which will include input from the commission(s) designated in the LDRs, the preservation community and the development community. At that time, staff will present a report concerning the activities of the Commission during the past year, including the identification of known historic and archaeological resources lost during the past year, and recommendations for improvements to the City's preservation program.

*Chapter Twelve, Historic Preservation Element
City of St. Petersburg Comprehensive Plan*

HISTORIC PRESERVATION ELEMENT

Sections:

- 12.1 INTRODUCTION
- 12.2 GOALS, OBJECTIVES AND POLICIES
 - ISSUE: Survey and Data Management of Historic & Archaeological Resources
 - ISSUE: Administration of Historic Preservation
 - ISSUE: City Support of Historic Preservation
 - ISSUE: Public Awareness
 - ISSUE:



PUBLIC

Secretary of the Interior
(Federal Level)

Division of Historical Resources
(State Level)

Planning & Historic Preservation
Division
(Local Level)

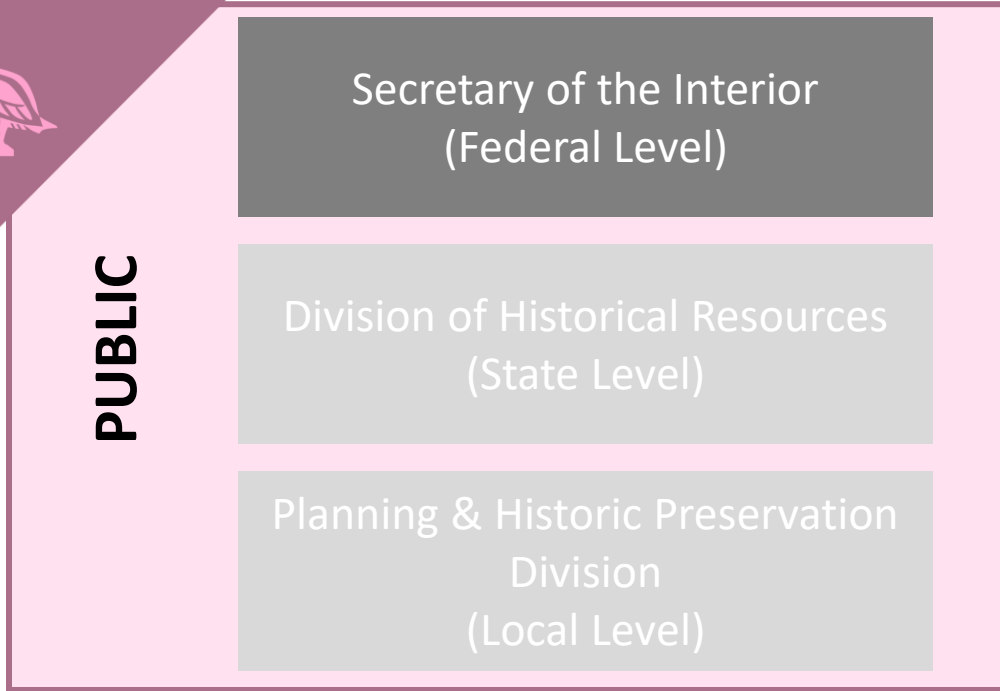
PRIVATE

Residents & Property Owners

Conservationists & Historians
(Nonprofits)

Building Trade Professionals &
Development Community





- National Register of Historic Places
- Secretary of the Interior’s Standards and Guidelines for the Treatment of Historic Properties
- Section 106, Section 4(f), and NEPA Reviews
- Federal Tax Credit for the Rehabilitation of Historic Properties



- State Historic Preservation Officer (SHPO) as intermediary w/ Federal
- Certified Local Government (CLG)
- Florida Main Streets
- CLG funding and training



- Administer Historic and Archaeological Preservation Overlay
- Process Certificates of Appropriateness (COA)
- Make recommendations on high-level COAs and landmark designations
- Incentives including Ad-Valorem Tax Exemption (AVT), Intown Redevelopment Plan (IRP) grant, and Transfer of Development Rights (TDRs)



PUBLIC

Secretary of the Interior
(Federal Level)

Division of Historical Resources
(State Level)

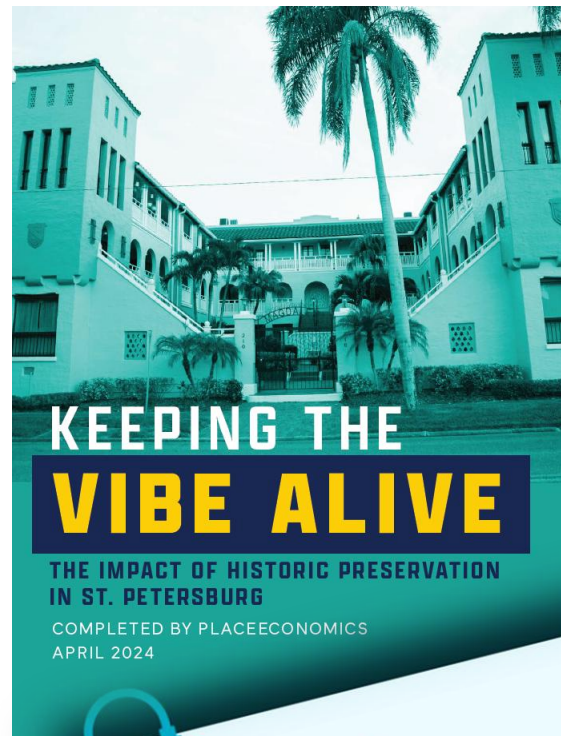
Planning & Historic Preservation
Division
(Local Level)

PRIVATE

Residents & Property Owners

Conservationists & Historians
(Nonprofits)

Building Trade Professionals &
Development Community



Artisans in Window Craft

[LEARN MORE](#) ▾

[WATCH OUR VIDEO](#) ▶



ABOUT / PARTNER COLLABORATIONS

AMERICAN EXPRESS BACKING SMALL BUSINESSES



Resident Artisan, Israel M.

[WATCH HIM WORK](#) ▶



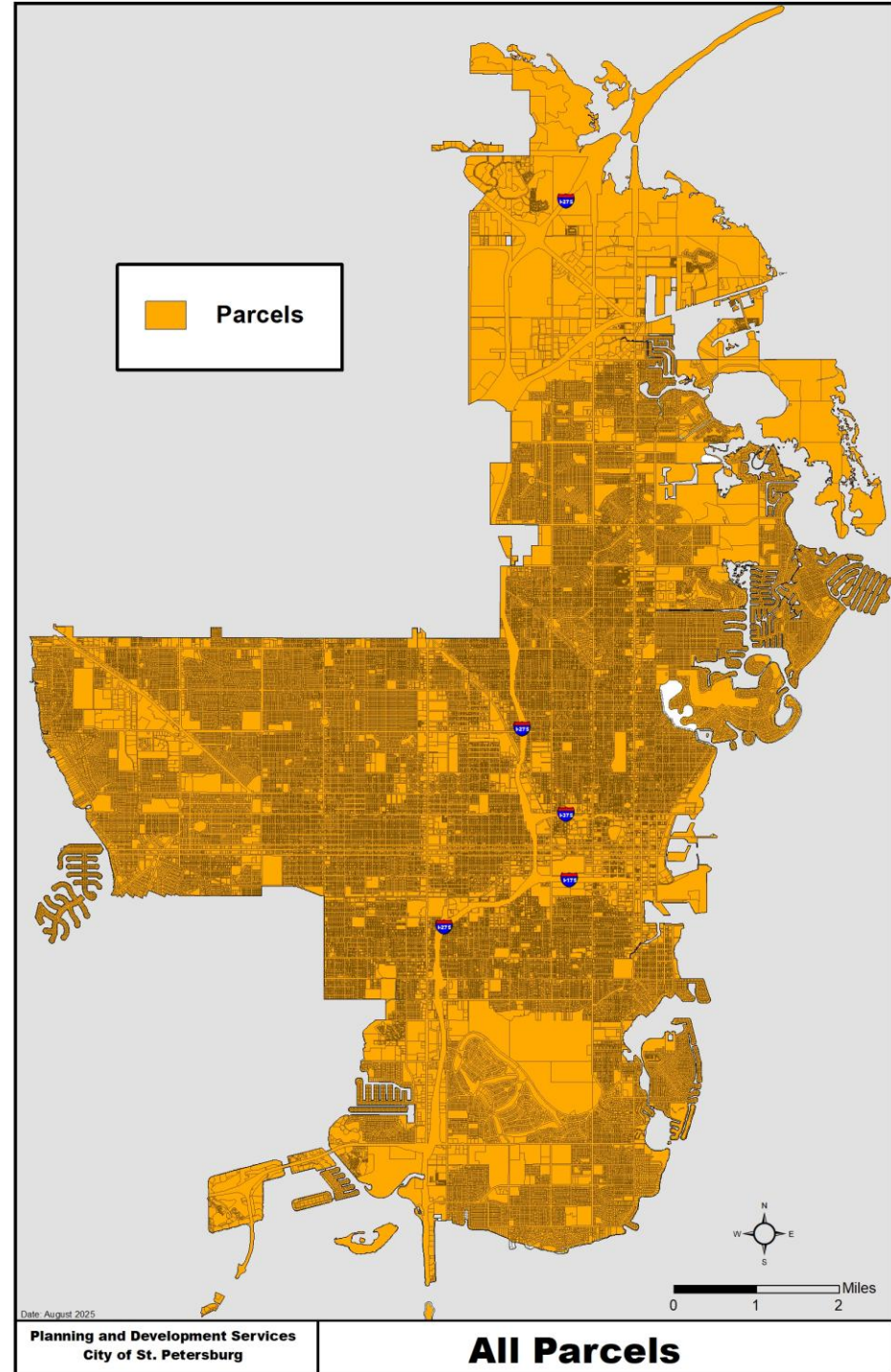
NATIONAL REGISTER PROPERTIES

TOTAL	NATIONAL REGISTER
26	National Register, Individual
5	National Register, Districts
5	National Register, Archaeological
36	Total National Register Listings

TOTAL	NATIONAL REGISTER DISTRICTS
5	National Register Districts
4,129	Contributing Resources to National Register Districts
1,131	Non-Contributing Resources to National Register Districts
5,260	Total No. of Contributing and Non-Contributing Resources

TOTAL	SUMMARY
86,714	Citywide Parcels
5,291	National Register Properties
6.1 %	Percent of Citywide Parcels

Note:
 Since several Individual National Register listings are also located within National Register Districts, the percent (%) calculation slightly overestimates the total number of National Register listings as a percentage of the Citywide parcels. National Register properties are not subject to a Certificate of Appropriateness but do qualify for the City's ad valorem tax exemption and federal rehabilitation tax credit.





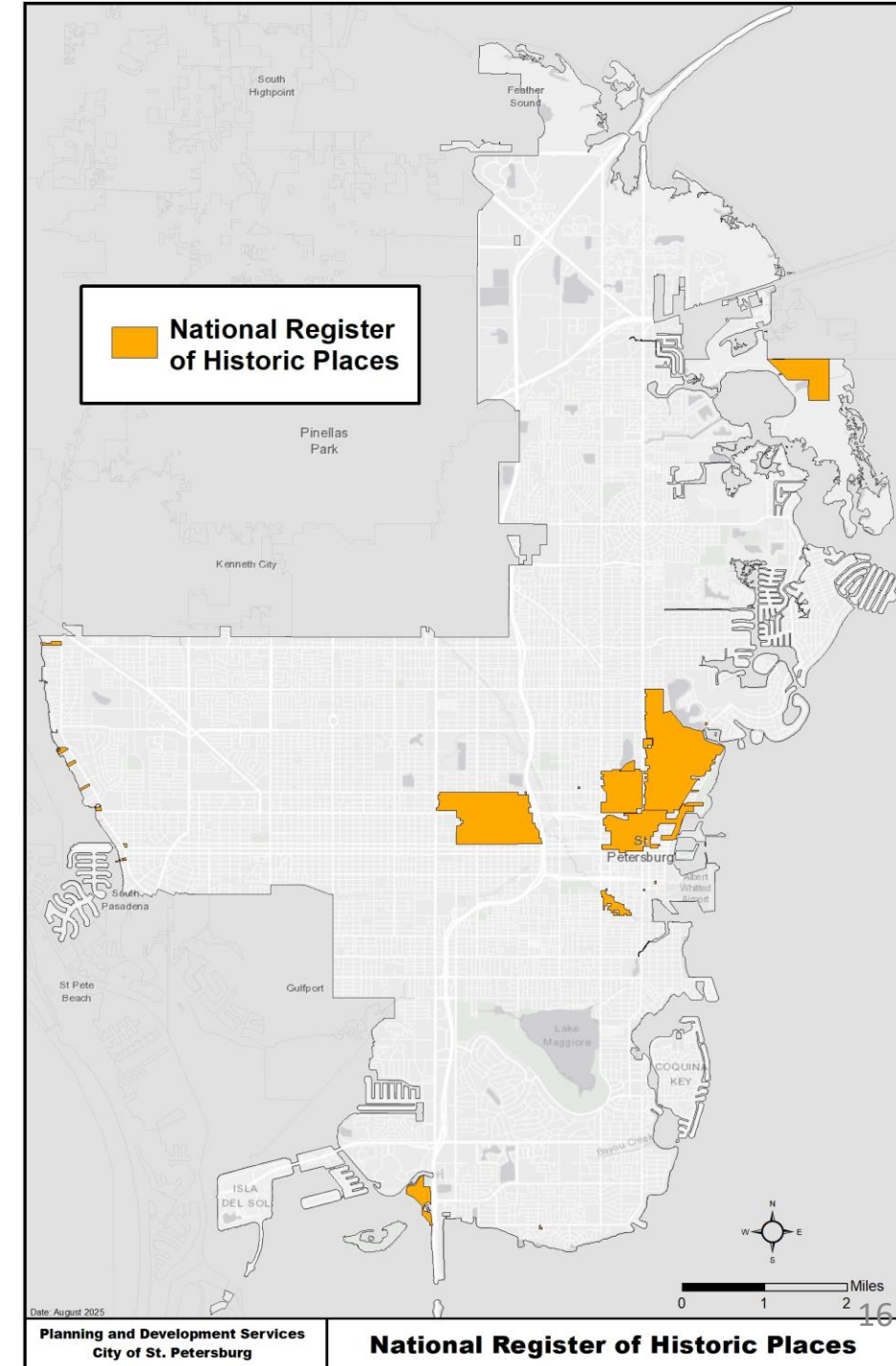
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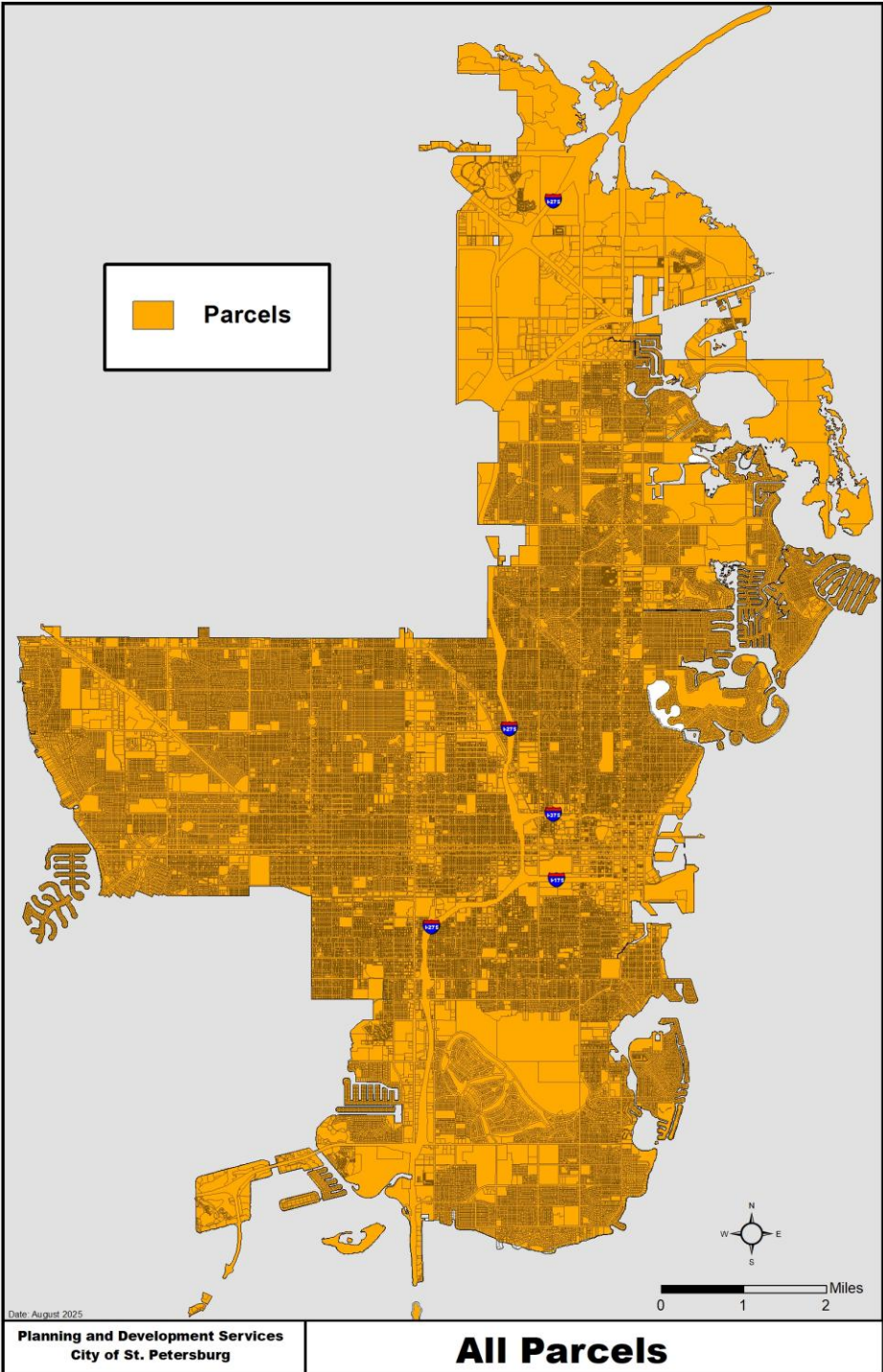
ST. PETERSBURG REGISTER PROPERTIES

TOTAL	LOCAL LANDMARKS
125	Local Landmarks, Individual
11	Local Landmarks, Local Historic Districts
3	Local Landmarks, Archaeological
139	Total Local Landmarks

TOTAL	LOCAL HISTORIC DISTRICTS
11	Local Landmark Districts
635	Contributing Resources to Local Landmark Districts
90	Non-Contributing Resources to Local Landmark Districts
17	Parks (Contributing to Local Landmark Districts)
742	Total No. of Contributing and Non-Contributing Resources

TOTAL	SUMMARY
86,714	Citywide Parcels
870	Local Landmarks (128 LL Individual + 742 District Resources)
1 %	Percent of Citywide Parcels

Note:
 Since several Individual Local Landmarks are also located within Local Historic Districts, the percent (%) calculation slightly overestimates the total number of Local Landmark sites as a percentage of the Citywide parcels. Local Landmarks are subject to a Certificate of Appropriateness for exterior modifications.





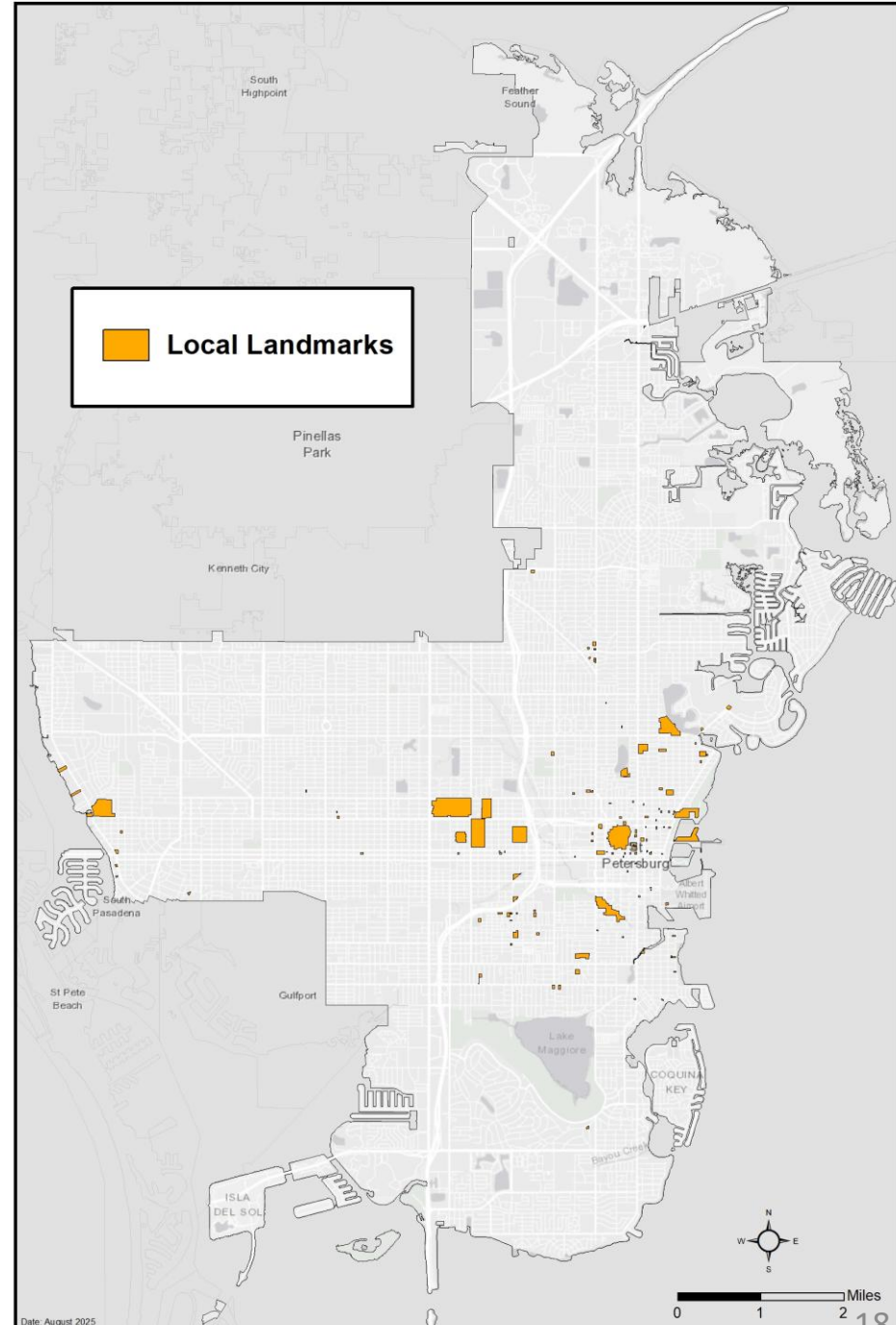
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CERTIFICATE OF APPROPRIATENESS APPLICATIONS, FY 2024-2025

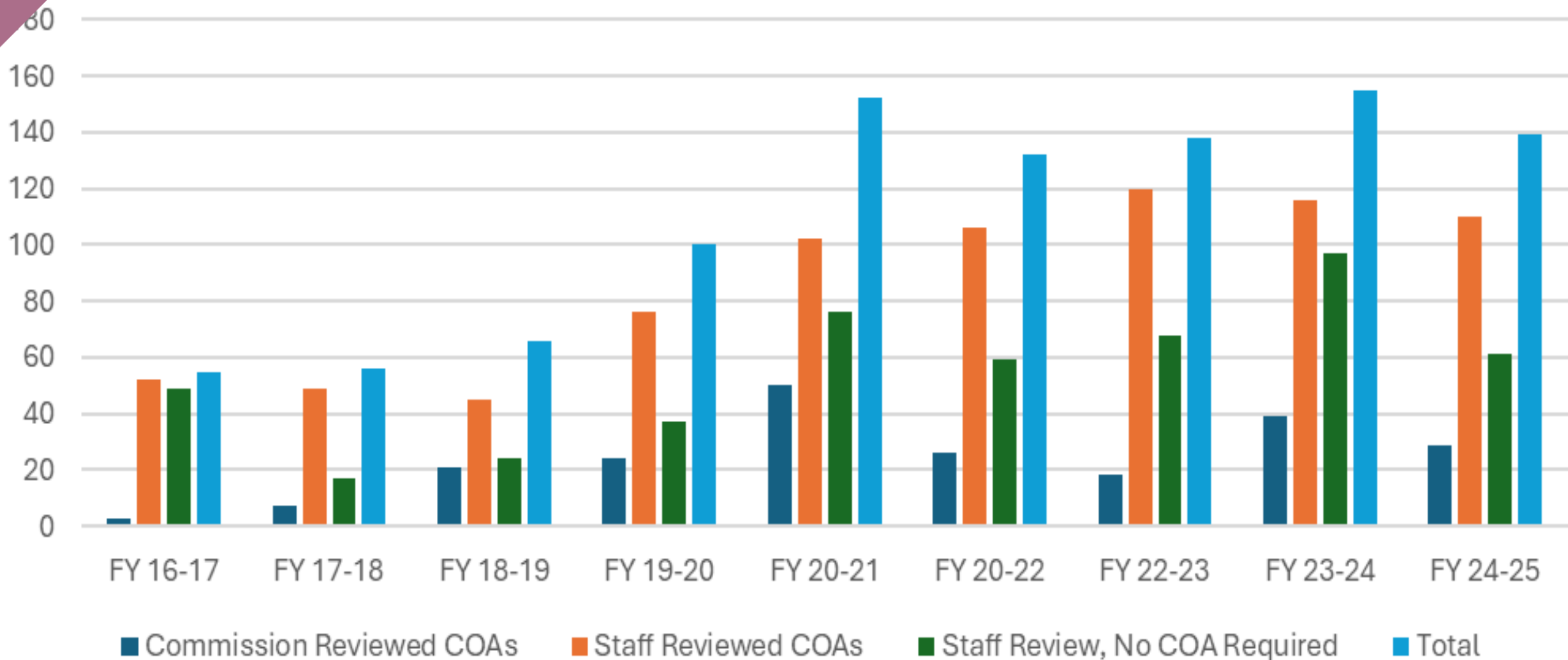
TOTAL	% REVIEWS	APPROVED	
110	55.0	110	Staff Review
29	14.5	28	Commission Review (CPPC)
61	31.0	61	Staff Review, Determined No COA Required
200		199	Total Reviews

Note:

The Planning and Historic Preservation Division has streamlined the COA process to include bundling several actions under a single COA review and using more discretion when determining whether actions are ordinary maintenance and repair.



Number of COAs Reviewed





YOU ARE THE OWNER OF A NATIONAL REGISTER PROPERTY

Historic Preservation in the Sunshine City

Historic Preservation in the Sunshine City

Thank you for your stewardship of a piece of St. Pete's cultural history. Historic preservation works to help identify, preserve, and promote the unique aspects of St. Pete.

You're receiving this postcard because your property is nationally designated. This designation is an honorary designation that provides an avenue for recognition and potential incentives. Learn more about the designation status and history of your property, permitting requirements, financial incentives, preservation terminology, and more at: stpete.org/HistoricPreservation

Planning & Development Services
727-893-7111
One 4th St. N.
history@stpete.org



Historic Preservation in the Sunshine City

Thank you for your stewardship of a piece of St. Pete's cultural history.

You're receiving this postcard because your property is designated a local landmark. Local designation protects the character of your individual landmark or district via a local design review process, known as a Certificate of Appropriates (COA). Before starting any work on the exterior of your property, please consult City resources and contact City Preservation staff for assistance.

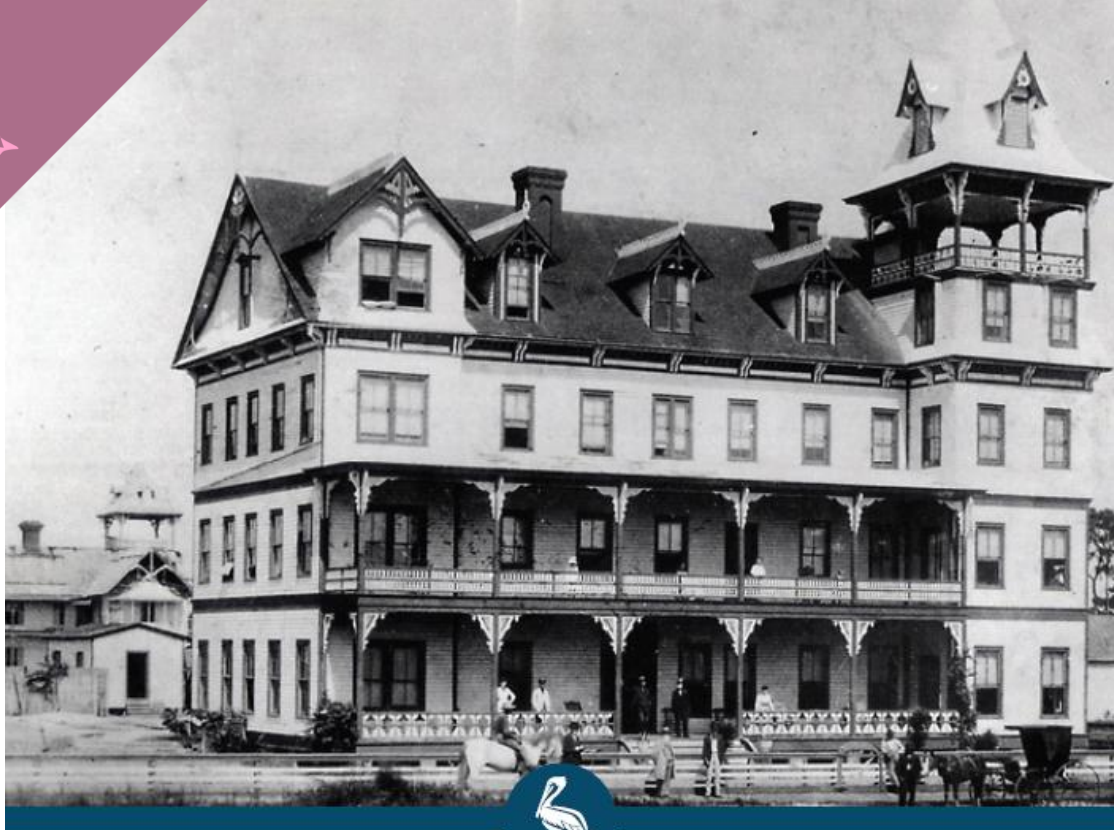
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Planning & Development Services
727-893-7111 | One 4th St. N.
history@stpete.org



YOU ARE THE OWNER OF A LOCAL LANDMARK PROPERTY

Historic Preservation in the Sunshine City



A Guide to: Historic Preservation in the Sunshine City

City of St. Petersburg

DO I NEED A CERTIFICATE OF APPROPRIATENESS?

The Historic and Archaeological Preservation Overlay, City Code Section 16.30.070, requires issuance of a Certificate of Appropriateness (COA) prior to any exterior alteration to a locally designated landmark or property within a locally designated historic district. Exterior alterations include, but are not limited to, the following work: changes to walls, roof, windows, and doors; fences; additions; relocation, and demolition. The intent of the COA is to ensure that the integrity and character of the individual landmark or historic district is maintained.

Application for a Certificate of Appropriateness

The data below depicts the 2023 COA reviews. A total of 225 projects were reviewed. 79 of the projects were for items like HVAC replacement, electrical work or plumbing where staff was able to release a hold on a building permit with minimal review. Of the 146 full COA reviews, only 24 required a full commission hearing.

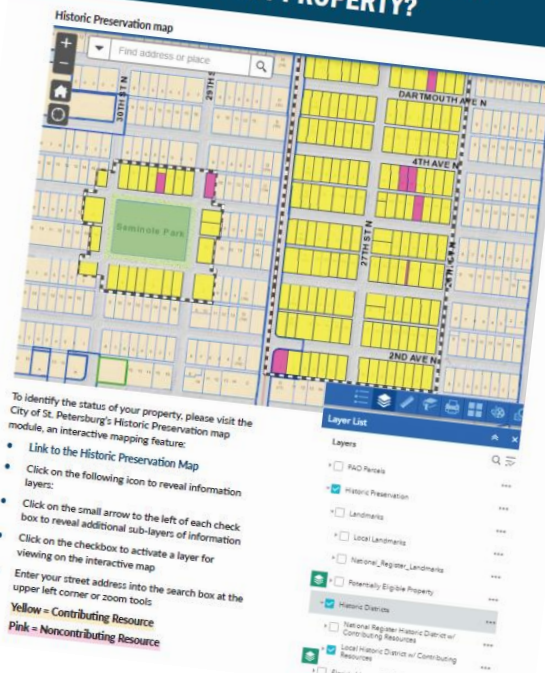


City of St. Petersburg, Florida

Certificate of Appropriateness Application Packet

stpete.org/history
Urban Planning and Historic Preservation Division
Planning and Development Services Department
City of St. Petersburg | Municipal Services Center
One Fourth St. N. 8th Floor | St. Petersburg, Florida 33701

WHAT IS THE HISTORIC STATUS OF MY PROPERTY?



To identify the status of your property, please visit the City of St. Petersburg's Historic Preservation map module, an interactive mapping feature:

- Link to the Historic Preservation Map
- Click on the following icon to reveal information layers:
- Click on the small arrow to the left of each check box to reveal additional sub-layers of information
- Click on the checkbox to activate a layer for viewing on the interactive map
- Enter your street address into the search box at the upper left corner or zoom tools

Yellow = Contributing Resource
Pink = Noncontributing Resource

MISCELLANEOUS RESOURCE LINKS

National Organizations

- National Trust for Historic Preservation

Statewide Organizations

- Florida Humanities Council
- Florida Main Street Program
- Florida Memory
- Florida Public Archaeology Network
- Florida State Historic Preservation Office
- Florida Trust for Historic Preservation

Local Organizations

- African American Heritage Assoc. of St. Petersburg
- Preserve the 'Burg

Professional Information

- Building Technology Heritage Library
- Traditional Building

Keeping the Vibe Alive: The Impact of Historic Preservation in St. Petersburg

Prepared by PlaceEconomics, a firm with over thirty years' experience performing economic impact analysis of historic preservation, recently published their study "Keeping the Vibe Alive: The Impact of Historic Preservation in St. Petersburg."

Keeping the Vibe Alive: The Impact of Historic Preservation in St. Petersburg [link to report]

Local Resources

- Dr. Carter G. Woodson African American Museum
- Sanborn Fire Insurance Maps
- State Library and Archives of Florida
- St. Petersburg College, Digital Archive
- St. Petersburg Museum of History
- Tampa Bay History Center
- University of South Florida, Special Collections Library
- University of South Florida, Digital Archive
- The Weekly Challenger Digital Newspaper Archive

Florida's Historic Preservation Toolkit

Prepared by the Florida Trust for Historic Preservation, this toolkit is a comprehensive guide to historic preservation created to make knowledge of historic preservation techniques, preservation planning and how to advocate for historic preservation in the state of Florida.

Florida's Historic Preservation Toolkit

- Section 1: Introduction
- Section 2: Historic Preservation Framework
- Section 3: Hands-On Guide to Preservation
- Section 4: Proactive Preservation
- Section 5: Preservation Advocacy
- Section 6: Resources





A GUIDE TO PUBLIC HEARINGS

City of St. Petersburg

COMMENT (SPEAKER) CARDS:



Comment Cards

Attendees who give public comment must fill out a Comment (Speaker) Card and return it to the Clerk. Comment cards are located to the left of the Clerk's desk. Speakers are given three (3) minutes to address the Commission; the pooling of time is not permitted. Those who do not wish to speak are still invited to complete a comment card and indicate whether they are "For" or "Against" an item; the Chair or Clerk will read these as part of the public record. The cards themselves are also retained as public records.

Sample Comment Cards are shown here and are printed in specific colors based on the type of public hearing they are used for:

- CPPC Comment Cards are **GREEN**
- DRC Comment Cards are **BLUE**
- City Council Comment Cards are **YELLOW**

ST. PETERSBURG DEVELOPMENT REVIEW COMMISSION
 If you wish to speak on a Public Hearing item listed on the agenda, please fill out and return this card.

PUBLIC HEARING

NAME: _____
 ADDRESS: _____
 REPRESENTING: _____
 CASE #: _____ AGENDA ITEM # _____
 FOR _____ AGAINST _____
 DATE: _____

3 MINUTE TIME LIMIT

St. Petersburg Community Planning & Preservation Commission
 If you wish to **SPEAK** on a Public Hearing item listed on the agenda, please fill out and return this card.

PUBLIC HEARING

NAME: _____
 ADDRESS: _____
 REPRESENTING: _____
 CASE #: _____ AGENDA ITEM # _____
 FOR _____ AGAINST _____
 DATE: _____

3 MINUTE TIME LIMIT



THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION & GUIDELINES ON FLOOD ADAPTATION FOR REHABILITATING HISTORIC BUILDINGS



A Resident's Guide to Researching Historic Property

Toolkit for Curious Citizens of the Sunshine City, St. Petersburg



View of the Coliseum and Downtown, c.1925

How to Use this Guide

This guide is designed to help you better understand the origins and history of your home or place of business. Whether it is located within one of our districts listed in the National Register of Historic Places or St. Petersburg Register of Historic Places, is an individual landmark, or is simply a space that you love, uncovering the details of a building's evolution between then and now can be a rewarding exercise and might even reveal some remarkable connections to the city's social and developmental past.

The following sections will help you appreciate your building's history and context by *Determining a Construction Date* and *Learning about Previous Occupants*. Beginning on page 5, sources available from the City of St. Petersburg, Pinellas County, and other organizations will be explained. The Log on the back cover of this booklet will help you keep track of the information you collect. Every building tells a piece of the Sunshine City's rich and complex story, and we thank you for contributing to a greater understanding of our built environment.

- Determining a Construction Date 1
- Learning about Previous Occupants 3
- City of St. Petersburg Resources 5
- Pinellas County Records 6
- Local & State Photo Archives 8
- Other Useful Sources 8

Updated May 2024

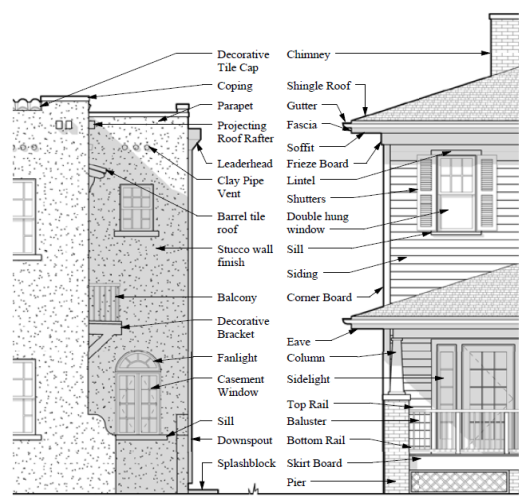
This document was prepared by the City of St. Petersburg's Urban Design and Historic Preservation Division. If you have any comments or questions, please contact us at: history@stpete.org



Updated May 2024

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ANATOMY OF A HOUSE



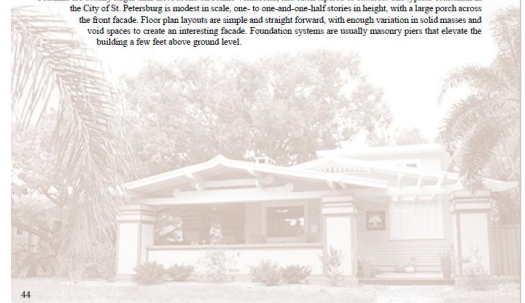
3 ARCHITECTURAL STYLES

CRAFTSMAN 1905-1930

The Craftsman "Bungalow" was the most widespread housing form in America in the early part of the twentieth century. Emerging from the late nineteenth century English Arts and Crafts Movement, the style evolved as an architectural response to the highly ornate Stick, Shingle, Queen Anne and eclectic designs that were often exclusive to wealthier classes. This particular architectural form traces its origins to the architecture of several California architects at the turn of the century, particularly two brothers, Charles and Henry Greene. Their home designs were influenced by Asian, Swiss and American architecture and exhibited a beautifully-honest exposure of construction materials and workmanship which made ornament unnecessary.

Craftsman houses are often referenced as being "bungalows" since they are typically smaller dwellings. The style developed in the late nineteenth and early twentieth centuries as a single family housing type that became widespread through extensive distribution of mail order plans; it is found in almost all Florida towns, as it was inexpensive, attractive, and provided all the amenities of a suburban dwelling.

The materials are similar to those found in the Frame Vernacular. There is some attempt at decoration which may be found on window surrounds, column bases and capitals, gable end trim, and decorative cutting on rafter ends. Windows are often grouped with separation to allow for window sash weights. Chimneys are typically brick with simple decorative caps. Columns are usually larger than those found on Frame Vernacular, and often tapered or battered. The typical Craftsman in the City of St. Petersburg is modest in scale, one- to one-and-one-half stories in height, with a large porch across the front facade. Floor plan layouts are simple and straight forward, with enough variation in solid masses and void spaces to create an interesting facade. Foundation systems are usually masonry piers that elevate the building a few feet above ground level.



3 ARCHITECTURAL STYLES

MASSING & COMPOSITION

MASSING

NARROW FRONT

- One- to two-story mass
- Hip roof with 3:12 to 8:12 roof pitch

BROAD FRONT

- Prairie: Two-story rectangular volume with recessed entry porch
- Hip or gable roof with 3:12 to 6:12 roof pitch
- Four-square: Two-story square volume with one-story entry porch on front facade which typically runs the width of the house
- Hip roof with 3:12 to 6:12 roof pitch

FACADE COMPOSITION

- Symmetrical, balanced placement of doors and windows
- Windows are often grouped in pairs and multiples to create larger openings
- Entrance doors are typically under porches

MASSING COMBINATIONS

- Larger living space forms may be created by combining side and/or rear wings with the main body
- Gabled or gabled dormers are present on the Four-square variant
- The architectural character of the attached elements should match that of the main body

BROAD FRONT MASSING

1-1/2 to 1-1/4 story Narrow Front

1-1/2 to 1-1/4 story Broad Front

2 story Broad Front

FACADE COMPOSITION DIAGRAMS

POSSIBLE MASSING COMBINATIONS

3 ARCHITECTURAL STYLES

GALLERY OF EXAMPLES

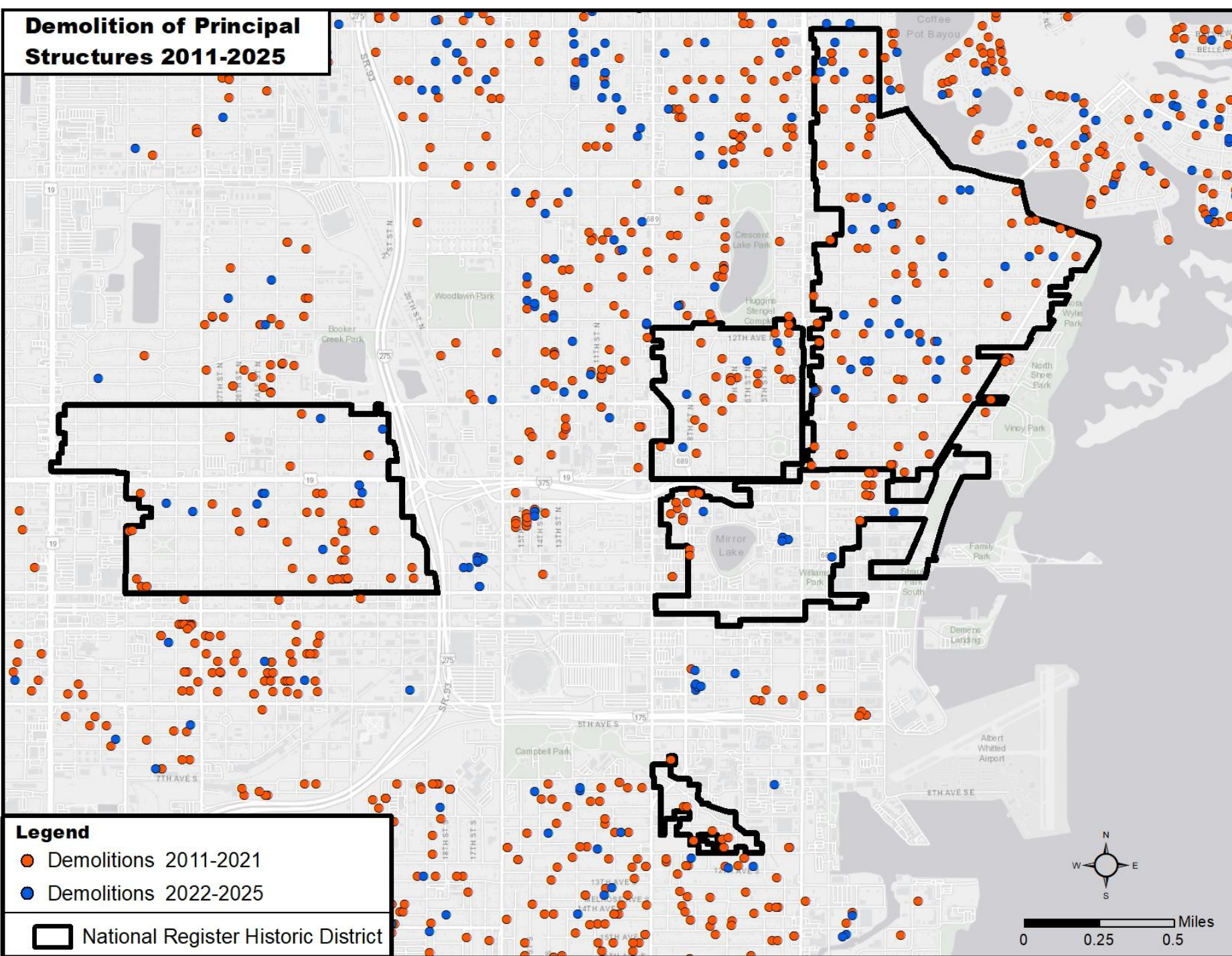
STYLISTIC FEATURES

- Masonry Vernacular
- Simple rectangular or L-shape most common
- Flat or shallow pitch roof
- Masonry/ Stucco walls
- Pressed concrete block in many residential examples
- Wood double-hung windows
- Commercial examples have parapet walls at roof

Labels for examples: Old Northeast, Crescent Lake, Willowood Arts District, Downtown, Downtown, Willowood Heights, River Park.

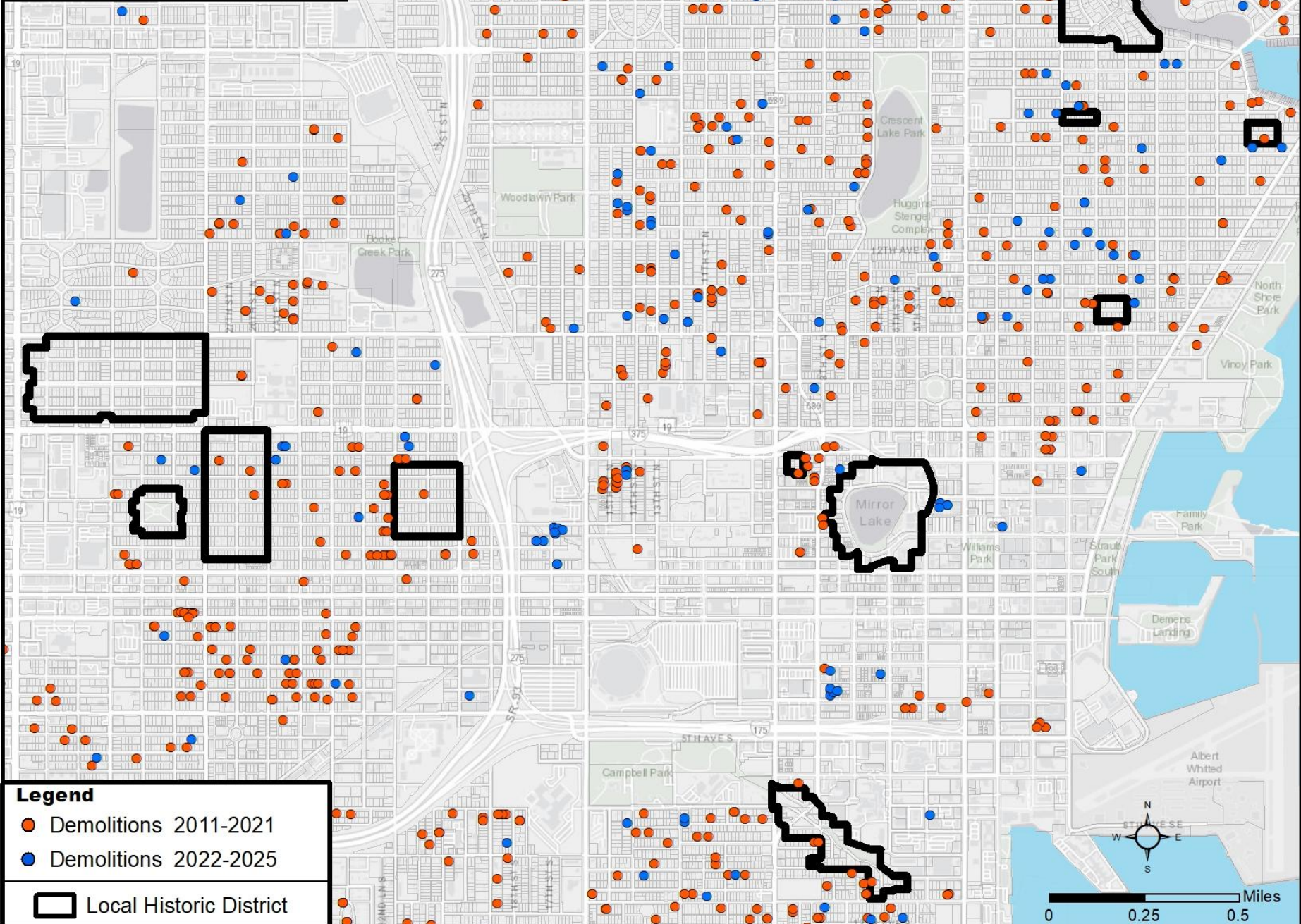


Demolition of Principal Structures 2011-2025





Demolition of Principal Structures 2011-2025



Legend

- Demolitions 2011-2021
- Demolitions 2022-2025
- Local Historic District



POTENTIAL DISCUSSION ITEMS

The following list of related subjects are included here for reference; each of the following is also identified within the annual report. The list is provided in alphabetical order.

- Adaptive reuse of historic buildings
- Annual or biennial mailed notification of designation status
- Certificate of Appropriateness (COA) Matrix and processing requirements
- Cemetery (Oaklawn, Evergreen, Moffett) research and phasing
- Design Guidelines for Historic Properties:
 - Updating standards for individual architectural styles (windows and doors) and other design elements (fences)
 - Updating local historic district descriptions
- Intown Redevelopment Plan Historic Preservation and Conservation Grant
- Markers and Monuments policy
- Traditional streetscape preservation:
- Maintenance and replacement of hexagon-shaped pavers (sidewalks)



PRIVATE SECTOR AND STAKEHOLDER FEEDBACK

The following list of related subjects are included here for reference; each of the following is also identified within the annual report. The list is provided in alphabetical order.

- Central Avenue
- City-initiated designations
- Local Historic Districts: Process for initiating a designation application
- Naturally Occurring Affordable Housing (“NOAH”)
- Pinellas County Property Appraisers Office website
- Transfer of Development Rights, Historic (“TDR,H”)



RESOURCES

- Division Description and Annual Report
- National Register of Historic Places
- St. Petersburg Register of Historic Places
- List of Potentially Eligible Properties (“PEL”)
- Certificate of Appropriateness (“COA”) Matrix
- Owner Notifications
- A Guide to Public Hearings
- Preservation Incentives
 - Ad Valorem Tax Exemptions (“AVT”)
 - Transfer of Development Rights, Historic Registry
- Third-Party Applications
- Demolition Maps
- Keeping the Vibe Alive: Impact of Historic Preservation in St. Petersburg



THANK YOU

Planning and Historic Preservation Division
Planning Department
City of St. Petersburg, Pinellas County, Florida
Municipal Services Center
One Fourth Street North, 8th Floor
St. Petersburg, Florida 33701
stpete.org/history

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GIS Senior Operations Specialist

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(727) 892-5470, kelly.perkins@stpete.org

Iris Winn

CPPC Clerk and Administrative Secretary
(727) 551-3259, iris.winn@stpete.org

bit.ly/4IK39Rm



COMMITTEE OF THE WHOLE

St. Petersburg City Council and Community Planning and Preservation Commission

August 28, 2025 | 1:30 PM



HISTORIC PRESERVATION

Planning Department: Planning and Historic Preservation Division

INTRODUCTION

The Historic Preservation staff works with property owners, local businesses, public agencies, and community organizations to help identify, preserve, and promote St. Petersburg's unique character. Division Staff is responsible for the administration of the Local Landmarks Program, the Markers and Monuments Policy, the Ad Valorem Tax Exemption Program, and the Transfer of Development Rights program. Further, Division staff reviews all Certificates of Appropriateness for changes affecting Local Landmark properties. Additionally, staff coordinates Certified Local Government (CLG) responsibilities with the State Historic Preservation Office, reviews nominations to the National Register of Historic Places nominations, conducts Section 106 reviews, serves as staff to the Community Planning and Preservation Commission and aids the public with historical research, rehabilitation issues and economic incentives.

DIVISION

Planning Department
Planning and Historic Preservation Division
City of St. Petersburg, Pinellas County, Florida
Municipal Services Center
One Fourth Street North, 8th Floor
St. Petersburg, Florida 33701
stpete.org/history

Derek Kilborn, Director, Planning Department
(727) 893-7868, Derek.Kilborn@stpete.org

Kelly Perkins, Historic Preservationist II
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Cindy Kochanek, Historic Preservationist II
(727) 892-5451, Cindy.Kochanek@stpete.org

Iris Winn, Administrative Secretary
(727) 551-3259, Iris.Winn@stpete.org

DIVISION DESCRIPTION

The following program overview is intended to include task descriptions and reference to Mayor Kenneth t. Welch's Pillars for Progress, where applicable [[orange](#)].

PROGRAMS

- **(Nomination to) the National Register of Historic Places for Designation**
[Education and Youth Opportunities](#)
[Equitable Development, Arts and Business Opportunities](#)
[Housing Opportunities for All](#)

Staff members are responsible for assisting the State Historic Preservation Officer with administering National Register to the National Register of Historic Places. An inventory of these buildings and districts is maintained by, and on file with, the Planning and Historic Preservation Division. [Online: [National Register List](#)]

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- Local Landmark Designations, Individual and District**
 Education and Youth Opportunities
 Equitable Development, Arts and Business Opportunities
 Housing Opportunities for All

Staff members are responsible for administering the Local Landmark Program Designation Reports to the St. Petersburg Register of Historic Places. An inventory of these buildings and districts is maintained by, and on file with, the Planning and Historic Preservation Division. [Online: [Landmark List](#), [Potentially Eligible List](#)]

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- **Certificate of Appropriateness**

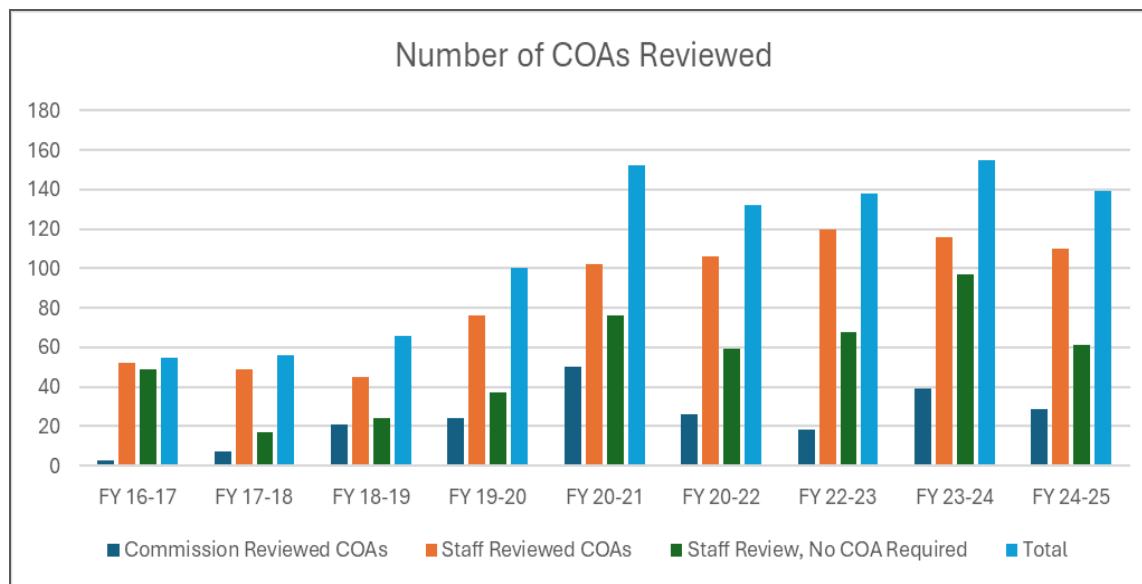
A Certificate of Appropriateness (COA) is required for any exterior alteration to a designated landmark, landmark site, or property within a historic district prior to undertaking construction. The COA process protects locally designated properties from being adversely altered or demolished and requires the submission of building plans and material descriptions for approval. Division staff processes each application, manages public notification where required, and conducts a review, prepares a report and renders a decision or presents to the CPPC utilizing design guidelines based on the Secretary of the Interior's Standards for Rehabilitation to review COAs. [Online: [Application](#)]

Summary FY 2024-2025

TOTAL	% REVIEWS	APPROVED	
110	55.0	110	Staff Review
29	14.5	28	Commission Review (CPPC)
61	31.0	61	Staff Review, Determined No COA Required
200		199	Total Reviews

Note:

The Planning and Historic Preservation Division has streamlined the COA process to include bundling several actions under a single COA review and using more discretion when determining whether actions are ordinary maintenance and repair.



- **Certificate to Dig (Archaeology)**

Like a COA, the Certificate to Dig (CTD) is required for any alteration to a Sensitivity Level I archaeological site prior to undertaking ground disturbing activity. The CTD process protects archaeologically sensitive locations from being adversely altered or demolished. Division staff processes each application, manages public notification where required, and conducts a review, prepares a report, and renders a decision or presents to the CPPC. [Online: [Application](#)]

- **Design Guidelines for Historic Properties**

Division staff maintain and update the *St. Petersburg Design Guidelines for Historic Properties*. The Guidelines include an architectural styles section; information relating to maintenance and repair, additions and alterations, and new construction; a description of community characteristics; and an appendix including specific information relating to each of the City's local historic districts. [Online: [Guidelines](#)]

- Note: The Design Guidelines for Historic Properties should be updated to include new local historic district descriptions in the Appendix and expanded options for window and door configurations in the architectural style descriptions. Other updates, such as fence and roof standards, should be considered based on staff experience and precedent-setting decisions by the CPPC since the Guidelines adoption in 2017.

- **Historic Signs**

Equitable Development, Arts and Business Opportunities

Some signs themselves have become significant and iconic elements of the built environment. Since policies regulating the size and placement of business signs have changed over the years, some of St. Petersburg’s most unique and recognizable signs have become nonconforming. To allow and encourage the continued use, maintenance, and preservation of these signs, the City has adopted regulations pertaining to Signs of Historic Significance. Registered historic signs are determined by the CPPC and illustrated in a visual document that also teaches about the historic evolution of signage in St. Petersburg. [Online: [History and List, City Code](#)]

- Note: Hurricane Helene and Hurricane Milton delivered substantial damage to several registered historic signs. On February 11, 2025, the CPPC approved an updated inventory that added two (2) signs, reclassified, deleted, restored, and relocated one (1) each, and altered three (3).

- **Adaptive Reuse**

**Equitable Development, Arts and Business Opportunities
Housing Opportunities for All**

Adaptive reuse encourages the *retention* and *productive reuse* of structures that have historic, architectural, or cultural value to the city rather than seeing their underutilization or demolition because the original use has become functionally obsolete. Often, historically significant structures, especially when located within a single-family neighborhood are abandoned or demolished because it is too difficult to meet current zoning standards and building code requirements. This is especially true of institutional uses such as schools and churches that have operated for years in neighborhood settings, but due to demographic changes and school consolidation are economically obsolescent. Adaptive reuse provides flexibility in the proposed land use types, dimensional setbacks, design criteria, and parking requirements. Adaptive reuse is becoming an increasing popular tool.

- Note: The growing popularity of adaptive reuse of historic buildings and the additional flexibility provided for multi-family housing through State of Florida pre-emptions (House Bill 1339; Live Local Act; Live Local Act Update) has inspired new conversations about how to expand use of this tool. In addition to exploring new opportunities, recent experience has highlighted the need to clarify existing adaptive reuse standards regarding density, parking, and variances.

- **Determination of Eligibility**

Equitable Development, Arts and Business Opportunities

Division staff routinely prepare *determinations of eligibility* to assist property owners and potential buyers of property. The *determination of eligibility* is a preliminary, written analysis identifying whether City staff could recommend local landmark designation; only City Council is authorized to grant a local landmark designation, but a preview of the City staff recommendation can be helpful. The purpose of this courtesy service is to encourage the use of incentives, including adaptive reuse, ad valorem tax exemptions, and the Historic Preservation and Conservation Grant Program, where applicable.

- **Research Assistance**

Education and Youth Opportunities

Equitable Development, Arts and Business Opportunities

Environment, Infrastructure, and Resilience

Division staff aids property owners of historic buildings and structures regardless of whether these buildings and structures are local landmarks. Research assistance includes counsel on the use of historically appropriate materials, architectural elements, such as windows and ornamentation, and the impact of renovations and new additions on the historical integrity of a building or structure.

- **Special Projects**

Education and Youth Opportunities

Equitable Development, Arts and Business Opportunities

Neighborhood Health and Safety

Housing Opportunities for All

Special projects include efforts to inform and engage St. Petersburg residents, visitors, and the broader historic preservation community.

- *A Guide to Public Hearings*. In July 2025, the Planning Department published, “A Guide to Public Hearings” that includes instructional information for how to participate in a public hearing before the Community Planning and Preservation Commission and Development Review Commission. Additional feedback was provided by the City Attorney’s office and City Council Administrative Officer.
- *A Guide to Historic Preservation in the Sunshine City*. The Planning and Historic Preservation Division is collaborating with the Marketing Department to finalize and distribute a direct mail notification to registered owners of all individual and contributing resources within National Register Historic Districts (contributing resources only) and all local landmarks. To minimize costs, postcards will be sent with a web address and QR Code link to the digital document. Following the initial notification, staff will study how to optimize direct mail notifications going forward. For example, pull an annual report of registered owner address changes and do targeted mailings.
- *Planning Department’s Disaster Operations Plan (DDOP)*. Following the 2024 storm season, the DDOP was updated to reference Comprehensive Plan Policy HP2.13, which states that the Department shall create a Historic Property Disaster Preparedness Plan for historic and archaeological resources, pursuant to federal and state guidelines. While a plan has not yet been developed, pre- and post-storm activities are outlined later in the DDOP and now include directions for pre-storm mapping and notification and post-storm mapping and damage assessments. Any future plan should include instructions for the Certificate of Appropriateness (COA) process and coordination with the Pinellas County Property Appraiser’s Office regarding accelerated determinations for ad valorem tax exemptions and federal rehabilitation tax credits, where applicable.
 - In 2025, all department staff were reclassified from Non-Emergency Essential to Emergency Essential with Tier III activation by the Building Department for post-storm damage assessments. During both Hurricane Helene and Hurricane Milton, historic preservation staff were activated for damage assessments despite their Non-Emergency Essential status.
- *Keeping the Vibe Alive: The Impact of Historic Preservation in St. Petersburg*. This economic study was conducted by PlaceEconomics, published in April 2024, and presented to the City Council on May 16, 2024. The study was commissioned through Preserve the ‘Burg, and supported, in part, by the City of St. Petersburg, St. Petersburg Downtown Partnership, All Trades Historic Restoration Inc., The Urban Charette, New Hotel Collection, Historic Old Northeast Neighborhood Association, Historic Kenwood Neighborhood Association, and more than two dozen individual donors. [Online: [Report](#)]

- Survey: FEMA Survey of Architect Glenn Q. Johnson’s “Bird Cage” Houses in Greater Pinellas Point. The Federal Emergency Management Agency (FEMA) Environmental and Historic Preservation team is conducting an architectural survey of the “Bird Cage” houses, designed by Glenn Q. Johnson. The goal of the survey is to assist FEMA and the State of Florida’s State Historic Preservation Office (SHPO) Elevate Florida consultation efforts. Elevate Florida is a program led by the Florida Division of Emergency Management to protect vulnerable homes from disasters by reducing damage.
- Survey: Historic Resources Survey of Flood Hazard Areas for Pinellas County (Mid-Century 1945-1975). This is a cultural/historical survey of resources from the midcentury period in Pinellas County, with a focus on those areas that were developed in parts of the County that are now classified as flood hazard areas. The survey identifies midcentury architectural resources throughout Pinellas County and St. Petersburg and defines historical themes for further research. The Pinellas County Planning Division (Grantee) and the University of Florida, Historic Preservation Program (Consultant) were project leads with research assistance provided by Kelly Perkins, Historic Preservationist.

- **Site Plan and Special Exception Reviews**

Equitable Development, Arts and Business Opportunities
 Environment, Infrastructure, and Resilience
 Housing Opportunities for All

Site Plans Reviews and Special Exceptions are regulated through City Code, Land Development Regulations, Section 16.70.040.1.4-5. Criterion 14 (Site Plan Review) and Criterion 15 (Special Exception) reference, “Sensitivity of the development to on-site and adjacent (within 200 feet) historic or archaeological resources related to scale, mass, building materials, and other impacts.” Starting in 2018, the Planning and Historic Preservation Division was requested to provide staff analysis, and in some cases, a written report that is now included by attachment to the streamline or public hearing report finalized by the Development Review Services Division.

- **Traditional Streetscapes**

Environment, Infrastructure, and Resilience

Traditional streetscapes, including brick streets, granite curbs, and hexagon-shaped sidewalks pavers (hexblocks), are protected through City Code Section 16.40.130. Staff members answer customer inquiries, research potential hexblock sidewalk overlay districts, coordinate with the City’s Stormwater, Pavement, and Traffic Operations Department and Engineering Department, and process requested variances to the Traditional Streetscape standards. [Online: [City Code](#)]

- Note: The City’s Stormwater, Pavement, and Traffic Operations (SPTO) Department has noted an increasing challenge meeting the City’s requirement for hexblock preservation in qualified locations. Currently, the SPTO is not manufacturing, nor do they have a purchase agreement for, 18” hexblocks.
- Note: The City’s Engineering and Capital Improvements Department (ECID) recently published new installation details for a revised sub-base that should improve long-term durability.

- **Legacy Businesses**

Equitable Development, Arts and Business Opportunities

The identification and recognition of legacy businesses is an approach to preservation that celebrates the significance and contributions of longstanding local businesses, not just the spaces they inhabit. These legacy businesses have helped shape the character of the neighborhood they're located in and continue to serve it today. An inventory of legacy businesses is maintained by, and on file with, the Planning and Historic Preservation Division.

- Note: In 2017, the Planning and Historic Preservation Division introduced the concept of Legacy Businesses and began promoting them through the division’s work and recommendations to The Greenhouse and Economic and Workforce Development Department (EWD). In early 2025, City Council Member Gina Driscoll introduced a new business item to develop an official Legacy Business program with assistance from the Development Coordination Managing Director Brian Caper and Economic Development Specialist Brittany Cagle. The proposed Legacy Business program is more comprehensive than other programs traditionally rooted in historic preservation, so it will be managed through the EWD.

- **Markers, Monuments, Historic Plaque Applications**

- Education and Youth Opportunities

Division staff reviews applications for the placement of plaques and markers intended to commemorate events, individuals, and buildings or sites that have been significant to St. Petersburg’s local culture and heritage. Markers commemorating historic events, people and buildings must be reviewed by the CPPC; markers commemorating local landmarks additionally require COA approval.

- Note: The City’s official Markers and Monuments Policy is outdated and does not adequately distinguish between historic markers, non-standard historic markers, monuments, and artwork. A future rewrite will answer these questions, more clearly separate public art from other historic interpretations, and streamline process.
- Note: Division staff continues to work on contract repairs for the African American Heritage Trail signage, which sustained estimated damages more than \$20,000 during Hurricane Helene and Hurricane Milton.

- **Section 106 Reviews**

- Equitable Development, Arts and Business Opportunities
 - Environment, Infrastructure and Resilience
 - Housing Opportunities for All

In the National Historic Preservation Act of 1966 (NHPA), Congress established a comprehensive program to preserve historical and cultural amenities. Section 106 of the NHPA requires consideration of historic and archaeological resources in the multitude of projects with federal involvement. Section 106 requires federal agencies to consider the effects of projects they carry out, approve, or fund on cultural resources. At the municipal level, Division staff reviews a variety of projects for compliance with the Section 106 process, including cellular towers, municipal properties, and transportation and housing projects.

- **5G Wireless Antennae Installation Reviews**

- Environment, Infrastructure, and Resilience

Federal and State pre-emptions regarding the regulation of 5G wireless antennae installations are not exempt from the Certificate of Appropriateness process. Division staff review location requests and determine whether a public hearing review is required by City Code Section 25.316(a)(15). [Online: [City Code](#)]

INCENTIVES

- **Ad Valorem Tax Exemption**

- Equitable Development, Arts and Business Opportunities
 - Housing Opportunities for All

The Rehabilitation Ad Valorem Tax Exemption Program is a local program for qualifying residential or non-residential historic properties that exempts up to 12.1 mils of certain property taxes for a ten-year period. The program allows approximately \$121 per every \$10,000 of qualified expenses spent on the rehabilitation. There is presently no cap to the calculable rehabilitation expenses exempted.

- **Historic Preservation and Conservation Grant Program, Intown Redevelopment Plan**

Equitable Development, Arts and Business Opportunities
Housing Opportunities for All

In 2018, City Council approved up to \$5 million in the Intown Redevelopment Plan budget to support the continued rehabilitation and conservation of historic properties located within the Intown Redevelopment Area. Funding is allocated to eligible properties through a competitive grant process. Applicants are eligible for a matching grant up to \$250,000, not to exceed more than 50 percent (%) of the total eligible project costs. In 2019, five (5) projects received a total \$808,787. Paused during the COVID pandemic, the grant is pending reactivation.

- Note: Division staff is working to reactivate this grant program.

- **Transfer of Development Rights, Historic**

Equitable Development, Arts and Business Opportunities
Housing Opportunities for All

Transfer of development rights, historic (TDR, H) is an economic development incentive provided to local landmarks listed in the *St. Petersburg Register of Historic Places*. The TDR program allows property owners of designated preservation districts to benefit from the development potential by allowing the sale of the development right. Division staff coordinates with the interested buyer, seller, and the City Attorney's office in completing the establishment and transfer of such credits. An inventory of available credits is on file in the Planning and Historic Preservation Division.

- **Florida Building Code Exemption**

Equitable Development, Arts and Business Opportunities
Housing Opportunities for All

Pursuant to Section 1201 of the Florida Building Code, certain building code exemptions may be granted to protect the elements, spaces, and features that make qualified buildings historic or architecturally significant. Contributing resources within a National Register district and local historic landmarks can both qualify for this exception. Where qualified properties may benefit from exemptions relating to the Florida Building Code, Division staff will advocate on behalf of owners/applicants with the City's Construction Services and Permitting Division and Fire Department.

- **Federal Rehabilitation Tax Credit**

Equitable Development, Arts and Business Opportunities
Housing Opportunities for All

Federal program for qualifying income-producing historic properties that allows a direct dollar for dollar reduction in the amount of income taxes owed. The amount of credit is 20% of the qualifying cost of the rehabilitation. For a \$50,000 rehabilitation, this would equal a \$10,000 credit on federal income taxes. This benefit applies to property that is individually listed in the National Register of Historic Places, or is identified as a contributing resource within a National Register Historic District. When qualified properties are applying for the Federal Rehabilitation Tax Credit, Division staff will provide research and other assistance to the owner/applicant and State Historic Preservation Officer.

ANNUAL REPORTING

- **Annual Certified Local Government (CLG) Update**

The Certified Local Government (CLG) Program was enacted as part of the National Historic Preservation Act Amendments of 1980. The program links three levels of government -federal, state and local- into a preservation partnership for the identification, evaluation and protection of historic properties. Designation as a certified local government, either as a municipality or a county, makes historic preservation a public policy through

passage of a historic preservation ordinance. The ordinance establishes a historic preservation board to develop and oversee the functions of its historic preservation program. As part of this program, the City of St. Petersburg is required to submit an annual report of activities to the State of Florida Division of Historic Resources. [Online: [Description](#)]

- **Code Compliance and Assistance Department Annual Local Landmark Review**

The City’s Code Compliance and Assistance Department annually inspects all registered local landmarks to confirm whether the buildings are being properly maintained. This inspection occurs in early Fall and includes coordination with UPHP staff. The purpose is to identify needs, provide courtesy assistance to the property owners, and ultimately avoid demolition by neglect.

- Note: Paused in Fall 2024 due to Hurricane Helene and Hurricane Milton storm response.

PROFESSIONAL BOARDS AND COMMITTEES

- **Community Planning and Preservation Commission**

Division staff provide support to the Community Planning and Preservation Commission (CPPC) throughout the year. CPPC reviews Certificates of Appropriateness, landmark designations, and matters relating to long range, comprehensive planning. Division staff provide administrative support and historic preservation expertise to the CPPC.

- Commission Appointments. In late 2022, the City implemented a new software system for managing resident applications to serve on the City’s Boards and Commissions. The new software significantly improves transparency and internal management of existing and prospective appointments.
- Agendas for Boards and Commissions. The posting of agendas and staff reports for Boards and Commissions is extremely limited by the software, lacks transparency, and is not customer friendly. The Planning and Historic Preservation Division has taken a leadership role on behalf of the Boards and Commissions to fix this problem. The City’s Department of Technology Services recently scheduled a series of meetings with the software provider to discuss options and changes should be forthcoming shortly.
- National Alliance of Preservation Commissions (NAPC). Commissioners have membership with the NAPC, which provides technical support and manages an information network with education and training programs to help local commissions accomplish their preservation objectives.

- **Florida Trust for Historic Preservation Board**

The Florida Trust for Historic Preservation is the statewide nonprofit dedicated to protecting Florida’s heritage and history. Kelly Perkins, Historic Preservationist, currently serves as Treasurer.

- **Pinellas County Cultural Resources Working Group**

Division staff attend monthly meetings for city/county/non-profit staff working with cultural resources in Pinellas County. The working group: 1) provides attendees with an opportunity to share updates, news, and events regarding cultural resources; 2) offers a resource for division staff to learn about new funding sources, legislation, and more that may impact cultural resources locally; and 3) provides a feedback loop on how other cultural resources staff have addressed similar situations in their areas.



CITY OF ST. PETERSBURG, FLORIDA

NATIONAL REGISTER OF HISTORIC PLACES

Urban Planning and Historic Preservation Division
Planning and Development Services Department
City of St. Petersburg
Municipal Services Center
One Fourth Street North, 8th Floor
St. Petersburg, Florida 33701

**PROPERTIES AND DISTRICTS LISTED IN THE
NATIONAL REGISTER OF HISTORIC PLACES**

**As of March 2022
1972 – Present**

Year	Resource Name	Address	List Date
1972	Weeden Island Site	Address Restricted	June 1972
1975	U.S. Post Office	SW corner of 1 st Ave N & 4 th St N	April 1975
	John C. Williams House	444 5 th Ave S	April 1975
1977	Fort DeSoto Batteries	8 miles south of St. Petersburg on Mullet Key	December 1977
1978	Vinoy Park Hotel	501 5 th Ave NE	September 1978
1980	St. Petersburg Lawn Bowling Club	536 4 th Ave N	July 1980
	Casa Coe da Sol	501 Park St	July 1980
1982	Veillard House	262 4 th Ave N	October 1982
	Snell Arcade	405 Central Ave	November 1982
1984	Central High School	2501 5 th Ave N	August 1984
	Alexander Hotel	535 Central Ave	November 1984
1985	Casa De Muchas Flores	1446 Park St N	January 1985
	Studebaker Building	600 4 th St S	July 1985
1986	Dennis Hotel	326 1 st Ave N	April 1986
	St. Petersburg Public Library	280 5 th St N	June 1986
	Boone House	601 5 th Ave N	July 1986
1990	First Methodist Church of St. Petersburg	212 3 rd St N	September 1990
1994	St. Petersburg Woman's Club	40 Snell Isle Blvd	July 1994
1998	Green-Richman Arcade	689 Central Ave	January 1998

	Roser Park Historic District	Roughly bounded by 5 th & 9 th Streets S, and 6 th & 11 th Avenues S	April 1998
1999	Domestic Science and Manual Training School	440-442 2 nd Ave N	October 1999
2001	S.J. Kress & Company Building	475 Central Ave	October 2001
2002	Sanitary Public Market	1825 4 th St N	June 2002
2003	Jungle Prada Site	Address Restricted	February 2003
	North Shore Historic District	Bounded by 4 th St N, 5 th Ave N, Tampa Bay, and 30 th Ave N	February 2003
	Kenwood Historic District	Roughly bounded by 9 th Ave N, 19 th St N, 1 st Ave N, 31 st St N, 5 th Ave N, and 34 th St N	August 2003
	Round Lake Historic District	Roughly 5 th Ave N, 9 th St N, 13 th Ave N, and 4 th St N	September 2003
2004	Downtown St. Petersburg Historic District	Bounded by 5 th Ave N, Beach Dr NE, Central Ave, and 9 th St N	April 2004
2013	Maurice and Thelma Rothman House	1018 Park St N	February 2013
	John and Florence McKeage House	209 Park St S	April 2013
	James Henry House	950 12 th St N	April 2013
2014	Sunset Hotel	7401 Central Ave	November 2014
2019	Huggins-Stengel Field	1320 5 th St N	August 2019
	Abercrombie Park Site Complex	Address Restricted	October 2019
	Jungle Prada Site (Expansion)	Address Restricted	October 2019
	Maximo Beach Site	Address Restricted	October 2019
	Princess Mound Site	Address Restricted	October 2019
2023	Peninsular Fruit Company Building	10000 Gandy Blvd. North	April 2023



CITY OF ST. PETERSBURG, FLORIDA

ST. PETERSBURG REGISTER OF HISTORIC PLACES

Urban Planning and Historic Preservation Division
Planning and Development Services Department
City of St. Petersburg
Municipal Services Center
One Fourth Street North, 8th Floor
St. Petersburg, Florida 33701

**ST. PETERSBURG REGISTER OF HISTORIC PLACES
LOCAL HISTORIC DESIGNATIONS
1986 – PRESENT**

Year	City File #	Building/Site	Address	Designation
1986	HPC #86-01	Weedon Island	Riviera Bay & 94th Ave N	August 1986
	HPC #86-02	John Williams House	511 Second St S	May 1986
	HPC #86-03	Open Air Post Office	400 First Ave N	May 1986
	HPC #86-04	Vinoy Park Hotel	501 Beach Drive NE	May 1986
	HPC #86-05	Henry Veillard House	262 Fourth Ave N	June 1986
	HPC #86-06	Casa Coe da Sol	510 Park St	June 1986
	HPC #86-08	Snell Arcade	405 Central Ave	June 1986
	HPC #86-09	St. Petersburg High School	2501 Fifth Ave N	August 1986
	HPC #86-10	Alexander Hotel	535 Central Ave	August 1986
	HPC #86-11	Casa de Muchas Flores	1446 Park St	August 1986
1987	HPC #87-01	Roser Park Historic District		July 1987
1988	HPC #88-01	Bethel A.M.E. Church	912 Third Ave N	April 1988
	HPC #88-02	Granada Terrace Historic District		April 1988
1989	HPC #88-03	St. Petersburg Woman's Club	40 Snell Isle Blvd	January 1989
1990	HPC #90-01	City Hall (Municipal Utilities Bldg.)	175 Fifth St N	October 1990
	HPC #90-02	Carnegie Mirror Lake Library	280 Fifth St N	October 1990
1991	HPC #90-04	Tramor Cafeteria	123 Fourth St S	January 1991
	HPC #90-03	YMCA Building	116 Fifth St S	October 1991
	HPC #91-01	Benjamin Boone House	601 Fifth Ave N	October 1991
	HPC #91-02	State Theater	685-687 Central Ave	October 1991
	HPC #91-03	Fannye A. Ponder Council House Site	1835 Ninth Ave S	October 1991
1992	HPC #91-04	Comfort Station	300 Block of Second Ave NE	January 1992
	HPC #91-05	Maximo Park Archaeological Site		January 1992
	HPC #91-06	Glen Oaks Cemetery	2012 Auburn St S	February 1992

Year	City File #	Building/Site	Address	Designation
	HPC #92-01	Admiral Farragut Academy (Jungle Country Club)	501 Park St N	November 1992
1993	HPC #92-02	First Congregational Church	240 Fourth St N	January 1993
	HPC #92-03	Seaboard Coastline Railroad Station	420 22nd St S	April 1993
	HPC #93-01	St. Petersburg Lawn Bowling Club	536 Fourth Ave N	April 1993
	HPC #93-02	Dennis / McCarthy Hotel	326 First Ave N	April 1993
	HPC #93-03	First United Methodist Church	212 Third St N	April 1993
	HPC #93-04	Bayboro House	1719 Beach Drive SE	October 1993
	HPC #93-05	Melrose Clubhouse	1801 Melrose Ave	November 1993
1994	HPC #93-07	Bay Gables	136 Fourth Ave NE	January 1994
	HPC #93-08	Sunset Golf and Country Club Clubhouse	600 Snell Isle Blvd N	February 1994
	HPC #94-01	St. Petersburg Shuffleboard Club	559 Mirror Lake Drive	March 1994
	HPC #93-06	Henry-Bryan House	146 Fourth Ave NE	April 1994
	HPC #94-02	Old Southeast Hexblock Sidewalk District	Old Southeast Neighborhood	August 1994
	HPC #94-03	Coliseum	535 Fourth Ave N	September 1994
	HPC #94-04	Mercy Hospital	1344 22nd St S	December 1994
	HPC #94-05	Manhattan Casino	642 22nd St S	December 1994
	HPC #94-06	First Baptist Church	120 Fourth St N	December 1994
	HPC #94-07	Rose Garden House	2955 Central Ave	December 1994
	HPC #94-08	Flori-de-Leon Apartments	130 Fourth Ave N	December 1994
HPC #94-09	C. Perry Snell House	501 Second St S	December 1994	
1995	HPC #95-01	Thomas Whitted House	656 First St N	March 1995
	HPC #95-02	Robert West House	101 Sixth Ave NE	June 1995
	HPC #95-03	Princess Martha Hotel	401 First Ave N	October 1995
	HPC #95-05	Green-Richman Arcade	689 Central Ave	September 1995
1996	HPC #96-01	S.H. Kress Building	475 Central Ave	September 1996
	HPC #96-02	William L. Rawls House	734 Grove St N	October 1996
1997	HPC #96-03	Boyce Guest House	205 Sixth Ave NE /	March 1997

Year	City File #	Building/Site	Address	Designation
			635 Bay St NE	
	HPC #96-04	Harlan Hotel	15 Eighth St N	March 1997
	HPC #97-01	Robert Lavery House	236 17th Ave SE	June 1997
	HPC #97-02	Dr. Robert Swain Dental Office	1501 22nd St S	September 1997
	HPC #97-03	Swain Apartments	1511 22nd St S	September 1997
	HPC #97-04	Ponce de Leon Hotel	95 Central Ave	November 1997
1998	HPC #97-06	Ninth Street Bank & Trust Co.	895 Central Ave	May 1998
	HPC #98-01	St. Petersburg High School at Mirror Lake	701 Mirror Lake Drive N	April 1998
	HPC #98-02	Hotel Cordova	253 Second Ave N	April 1998
	HPC #98-03	Turner's Sunken Gardens	1825 Fourth St N	May 1998
	HPC #98-04	Trinity Presbyterian Church / Happy Worker's Day Nursery	902 19th St S	October 1998
	HPC #98-05	Women's Town Improvement Association	336 First Ave N	October 1998
	HPC #98-06	Domestic Science & Manual Training School	440 Second Ave N	October 1998
1999	HPC #98-07	Ernest H. Lewis House	1604 22nd Ave S	January 1999
	HPC #98-08	St. Petersburg Federal Savings and Loan	556 Central Ave	January 1999
	HPC #99-01	Hoxie-Day Gravesites	5300 19th St N	August 1999
	HPC #99-03	Bruce Blackburn House	1422 22nd Ave S	December 1999
2001	HPC #01-01	Pennsylvania Hotel	300 Fourth St N	March 2001
	HPC #00-01	Tenth Street Church of God	207 10th St N	July 2001
	HPC #00-02	Mari-Jean Hotel	2349 Central Ave	July 2001
	HPC #00-03	Royal Theater	1011 22nd St S	October 2001
2002	HPC #02-02	Emerson Apartments	305 Fifth St S	August 2002
2002	HPC #02-03	Clyde Remington House	602 24th Ave N	October 2002
2003	HPC #02-04	Robert McCutcheon House	4727 Sixth Ave N	March 2003
	HPC #02-07	Wellington Lake House	619 65th St S	March 2003
	HPC #02-10	Pinellas Point Mound	1811-1827 Mound Place S	March 2003

Year	City File #	Building/Site	Address	Designation
	HPC #03-01	American Maid Ice Cream Company Building	1601 Third St S	April 2003
	HPC #02-08	Publix Groceries	1720 16th St N	October 2003
2004	HPC #04-01	Euclid Church of Christ	919-921 10th Ave N	April 2004
	HPC #02-01	Nolen Grocery	2300 First Ave N	April 2004
	HPC #04-02	Ainsworth House	3800 Dr. M.L.K. Jr. St N	July 2004
	HPC #04-03	Almon Jones-Jay Black House	3624 Dr. M.L.K. Jr. St N	July 2004
2006	HPC #05-01	Monticello Apartments	750 Third St N	January 2006
	HPC #06-11	Hangar #1 Albert Whitted Municipal Airport	341 Eighth Ave SE	December 2006
2007	HPC #07-03	Sunset Hotel	7401 Central Ave	October 2007
2008	HPC #07-01	Dodd Residence	103 Wildwood Lane SE	February 2008
	HPC #08-01	James Henry Residence	950 12th St N	October 2008
	HPC #07-02	Crescent Lake Water Tower	1320 Fifth St N	December 2008
2009	HPC #08-02	Merhige Residence	404 Sunset Drive S	January 2009
	HPC #09-01	McKeage Residence	209 Park St S	April 2009
	HPC #09-02	St. Peter's Episcopal Church	140 Fourth St N	December 2009
	HPC #09-03	Ridgely Residence	600 Beach Drive NE	August 2009
	HPC #09-06	Jordan Elementary School	2392 Ninth Ave S	December 2009
2010	HPC #09-04	Detroit Hotel	201-215 Central Ave	March 2010
	10-90300001	Pace Residence	705 16th Ave NE	May 2010
	HPC #09-05	Jones-Laughner Residence	556 Beach Drive NE	June 2010
2011	11-90300001	Jennie Hall Pool Complex	2650 10th Ave S	December 2011
	11-90300002	Mathis Residence	7321 Third Ave N	December 2011
	11-90300003	Lantern Lane Apartments	340 Beach Drive NE	December 2011
2012	12-90300001	First Church of Christ, Scientist (Palladium Theater)	253 Fifth Ave N	May 2012

Year	City File #	Building/Site	Address	Designation
	12-90300002	Maximo Park Archaeological Site - Expansion of Boundaries	6600 34th St S	July 2012
	12-90300003	Maurice & Thelma Rothman Residence	1018 Park St N	September 2012
2013	13-90300002	Binnie-Bishop Hotel	256 First Ave N	August 2013
	13-90300003	Washington-Harden Grocery and Moure Building	901-903 22nd St S and 909-913 22nd St S	October 2013
	13-90300004	Custer-Moore Residence	1014 Alhambra Way S	November 2013
2014	14-90300002	Lang's Bungalow Court Historic District		June 2014
	14-90300001	Cade Allen Residence	3601 Foster Hill Drive N	September 2014
	14-90300004	Euclid Elementary School	1090 10th St N	September 2014
2015	15-90300002	Acheson-Mackey Residence	3900 Dr. M.L.K. Jr. St N	November 2015
2016	16-90300001	Sargent House	806 18th Ave NE	May 2016
2017	16-90300007	Gassman House	630 14th Ave S	January 2017
	16-90300005	Burnside House	136 Fifth Ave N	February 2017
	16-90300008	700 Block of 18th Avenue Northeast District		March 2017
	17-90300003	Kenwood Section – Seminole Park Local Historic District		November 2017
	17-90300004	North Shore Section - 200 Block of 10th Ave. NE. Local Historic District		November 2017
2018	17-90300005	North Shore Section - Welch's Mediterranean Row Local Historic District		April 2018
	18-90300001	Kenwood Section - Southeast Kenwood Local Historic District		June 2018
	18-90300004	Foster Grove House	3650 Foster Hill Drive N	August 2018
	18-90300006	New Redeemer Evangelical Lutheran Church	4355 Central Ave	September 2018
	18-90300007	Roser Park Local Historic District Expansion	801-829 10th Ave S	September 2018
	18-90300005	Huggins-Stengel Field	1320 Fifth St N	October 2018
2019	18-90300008	Kenwood Section - NW Kenwood Local Historic District		April 2019

Year	City File #	Building/Site	Address	Designation
	19-90300007	Grace Lutheran Church / American Baptist Church of the Beatitudes	2812 Eighth St N	October 2019
	19-90300004	Dr. Gilbert H. Leggett Building	2154 9 th Ave S	December 2019
2020	19-90300008	Westminster Presbyterian Church	126 11 th Ave NE	March 2020
	20-90300001	Smalley-Green Auto Building	1180 Central Ave	October 2020
	20-90300002	Glenoak Elementary School	1900 12 th St S	November 2020
2021	19-90300002	Kenwood Section – SW Central Kenwood Local Historic District		April 2021
	21-90300002	Axford House	4705 5 th Ave N	May 2021
	21-90300001	Jordan Park Administration Building	2240 9 th Ave S	July 2021
	21-90300005	Polish American Society Clubhouse	1343 Beach Dr SE	October 2021
2022	21-90300006	Peninsular Fruit Company Building	10000 Gandy Blvd NE	January 2022
	22-90300001	Jack Kerouac House	5169 10 th Ave N	June 2022
2023	22-90300002	Standard Oil Service Station	2439 4 th St S	May 2023
2024	23-90300002	Will Cressy & Blanche Dayne Cressy House	625 20 th Ave NE	February 2024
	23-90300003	Mirror Lake Local Historic District		December 2024
2025	24-90300001	Coquina Rock Entrance	535 64 th St S and 6354 Emerson Ave S	January 2025
	25-90300001	William E. and Margaret H. Emery House	1947 Beach Dr SE	June 2025
	25-90300002	Ruel Gilbert House	1027 38 th Ave NE	July 2025
	25-90300003	Trinity Evangelical Lutheran Church	467 4 th Ave N	August 2025



CITY OF ST. PETERSBURG, FLORIDA

LIST OF POTENTIALLY ELIGIBLE PROPERTIES

Urban Planning and Historic Preservation Division
Planning and Development Services Department
City of St. Petersburg
Municipal Services Center
One Fourth Street North, 8th Floor
St. Petersburg, Florida 33701

List of Potentially Eligible Properties

Table 1

Properties Potentially Eligible for Local Landmark Designation			
	Property Name	Alternative Name	Address
1	Preston Hotel/Alden Hotel	McCrary's 5 & 10	425-45 Central Avenue
2	Florida Arcade		449 Central Avenue
3	Lerner Stores		465 Central Avenue
4	Suwannee Hotel		501 1 st Avenue No.
5	St. Mary's Catholic Church		515 4 th Street So.
6	Christ United Methodist Church		451 1 st Avenue No.
7	YWCA	Endicott Funeral Homes	655 2 nd Avenue So.
8	Waterfront Park Apts. Coop		483-99 1 st Street So.
9	Sarven Apartments		249 4 th Avenue No.
10	Randolph Hotel		200 4 th Street No.
11	Orange Blossom Catering		220 4 th Street No.
12	Coburn Apartments		232 4 th Street No.
13	Poulsen Apartments		215 5 th Street No.
14	St. Charles Hotel		243-45 Central Avenue
15	St. James Hotel		235 Central Avenue
16	Jannus Landing		200 1 st Avenue No.
17	Tamiami Hotel		242 1 st Avenue No.
18	Vinoy House		532 Beach Drive NE
19	Fire Station #1		128 3 rd Street So.
20	Crislip House	Tessmer Apartments	205 4 th Avenue No.
21	Bussey House		211 4 th Avenue No.
22	Davenport House		259 4 th Avenue No.
23	Endicott House		233 3 rd Street No.

24	Victoria Apartments		341 3 rd Street No.
25	William Park and Bandshell		330 2 nd Avenue No.
26	Jungle Prado		1700 Park Street No.
27	William and Mary Hotel	YWCA Young Ladies' Residence	811 Jackson Street No.
28	Woodlawn Elementary School		1600 16 th Street No.
29	Free Clinic Building	Post Office Distribution Center	863 3 rd Avenue No.
30	C. Perry Snell's 3 rd Residence		375 Brightwaters Blvd. NE
31	C. Perry Snell's 4 th Residence		360 Coffee Pot Riviera NE
32	Marbleside Building	SP Federal Savings & Loan	33 6 th Street So.
33	Snell Isle Apartments		222 Snell Isle Blvd. NE
34	Hegrado Apartments		200-210 22 nd Avenue NE

Table 2

St. Petersburg Register of Historic Places, Individual				
The following addresses were originally listed as potentially eligible properties. They have since been designated as individual local landmarks; these properties are no longer subject to the rules regulating potentially eligible properties.				
	Property Name	Address	Designation No.	Designation Application Initiation
1	Binnie-Bishop Hotel	256 First Avenue North	13-90300002	Third Party
2	Detroit Hotel	201-215 Central Avenue	09-04	Third Party
3	Euclid Elementary School	1015 Tenth Avenue North	14-90300004	Owner
4	First Church of Christ Scientist	253 Fifth Avenue North	12-90300001	City
5	Hangar 1, Albert Whitted Airport	107 Eighth Avenue Southeast	06-11	Owner (City Owned)
6	Jordan Elementary School	2390 Ninth Avenue South	09-06	Owner (City Owned)
7	Lantern Lane Apartments	340 Beach Drive Northeast	11-90300003	Owner
8	St. Peter's Episcopal Church	140 Fourth Street North	09-02	Owner

9	Sunset Hotel	7401 Central Avenue	07-03	Owner
10	Trinity Evangelical Lutheran Church	467 Fourth Avenue North	25-90300003	Owner
11	Water Tower	Crescent Lake	07-02	Owner (City Owned)

Table 3

<p align="center">St. Petersburg Register of Historic Places, Local Historic District</p> <p align="center">The following addresses were originally listed as potentially eligible properties. They have since been designated as contributing resources to a local historic district; these properties are no longer subject to the rules regulating potentially eligible properties.</p>				
	Property Name	Address	Designation No.	Designation Application Initiation
1	Lyceum	302 Grove Street No.	23-90300003	Designated as part of the Mirror Lake Local Historic District, an owner-initiated designation via balloting.
2	Tomlinson Adult Ed Center	296 Mirror Lake Dr.	23-90300003	Designated as part of the Mirror Lake Local Historic District, an owner-initiated designation via balloting.
3	Unitarian Universalist Church	719 Arlington Avenue No.	23-90300003	Designated as part of the Mirror Lake Local Historic District, an owner-initiated designation via balloting.

Table 4

<p align="center">Demolished</p> <p align="center">The following addresses were originally listed as potentially eligible properties. They have since been demolished; these properties are no longer subject to the rules regulating potentially eligible properties.</p>			
	Property Name	Address	Status
1	Central National Bank	400 Central Avenue	Third party-initiated designation application 16-90300002 denied; demolished.
2	Pheil Hotel	410 Central Avenue	Third party-initiated designation application 16-90300002 denied; demolished.
3	George Gandy House	2700 Driftwood Road South	No designation application filed; demolished.
4	Holiday Motel	2402-36 Fourth Street North	Third party-initiated designation application 19-90300001 denied; demolished.

5	Mitchell Apartments/Stanton Apartment	211 Third Street North	No designation application filed; demolished.
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Table 5

Site Plan Applications Approved, Demolition Pending			
<p>The following properties were originally listed as potentially eligible properties. Per City Code Section 16.30.070.2.11, public notification was sent, and a 30-day stay of demolition was processed while a Site Plan Review (SPR) or Special Exception (SE) application was under review. These properties are no longer subject to the rules regulating potentially eligible properties.</p>			
	Property Name	Address	Status
1	Heritage Hotel	250 3 rd Avenue No.	No designation application filed. Site Plan 23-31000003 subsequently approved.

Table 6

Designation Applications Denied			
<p>The following properties were originally listed as potentially eligible properties, processed for local landmark designation but denied.</p> <p>While included here for information purposes only, the properties are no longer subject to the rules regulating potentially eligible properties.</p>			
	Property Name	Address	Status
1	Blocker Residence	145 4 th Avenue NE	Third party-initiated designation application 10-90300002 denied; building extant



COA MATRIX UPDATE: CPPC RESOLUTION ON NOVEMBER 8, 2022

TO: The Honorable Copley Gerdes, Chair and Members of City Council
The Honorable Shannon Nelson, Chair, and Members of the Community
Planning and Preservation Commission

FROM: Derek Kilborn, Director, Planning Department
Kelly Perkins, Historic Preservationist, Planning Department
Cindy Kochanek, Historic Preservationist, Planning Department

DATE: August 18, 2025

SUBJECT: Certificate of Appropriateness (COA) Matrix Update

The St. Petersburg City Code, Section 16.30.070, Historic and Archaeological Preservation Overlay, require all exterior alterations to a property located within a local historic district or an individually designated local landmark to apply for a Certificate of Appropriateness (COA). The intent of the COA is to ensure that the integrity and character of the local historic district or individually designated local landmark is maintained.

The *COA Approval Matrix* is included within the *COA Application* and divided into designated, contributing, and noncontributing resources. The purpose of the matrix is to enumerate the many types of exterior modifications and then delegate approval authority to either Historic Preservation staff or the Community Planning and Preservation Commission (CPPC).

The *COA Approval Matrix* was first adopted on (or about) May 12, 2010. At the time of adoption, the matrix was based on similar examples in other Certified Local Governments (CLGs) throughout the State of Florida. The matrix included input from the then-named Community Preservation Commission (CPC), CLG representatives, and affected property owners, and was customized to accommodate local conditions and practices.

The *COA Approval Matrix* was later amended on August 20, 2015 (City File 2014-07; Resolution B) as part of a comprehensive rewrite of Section 16.30.070 regulating historic and archaeological preservation in St. Petersburg. At that time, Division staff was anticipating increased workloads resulting from the proposed amendments and explored ways to move more COA reviews from a public hearing to an administrative review process.

The *COA Approval Matrix* remained unchanged until 2022. Increased COA volume within the Kenwood Sections and emerging consistency in certain types of CPPC decisions, inspired the need for an updated review of the COA approval procedures by Historic Preservation staff and community stakeholders.

Following a series of meetings throughout 2022 that considered both a matrix and non-matrix option, the following matrix was adopted by the CPPC on November 8, 2022. Significant changes include:

- Except for new construction and additions 250 SF or more, demolitions, relocations, and small cell wireless facilities, projects identified for CPPC review may now qualify for Historic Preservation staff approval if the Historic Preservationist determines that the application complies with all submittal requirements and standards of review;
- Project categories were combined to improve efficiency and remove duplication;
- New construction is split to include less than 250 SF (HP staff) and 250 SF or more (CPPC);
- Additions are split to include less than 250 SF (HP staff) and 250 SF or more (CPPC);
- Window and doors modified to distinguish between historic and non-historic, primary and secondary elevations;
- Ad Valorem Tax Exemptions (“AVTs”) are incentivized by moving to HP staff review; and
- Decks and patios modified to distinguish between at-grade and above-grade installations.

The following attachment includes detailed notes highlighting the adopted changes in [red].



Certificate of Appropriateness Approval Matrix

Urban Planning and Historic Preservation Division
 Planning and Development Services Department

City Code Section 16.30.070 [\[LINK\]](#), requires issuance of a Certificate of Appropriateness (COA) prior to any exterior alteration to a locally designated landmark or property within a locally designated historic district. The intent of the COA is to ensure that the integrity and character of the individual landmark or historic district is maintained. Exterior alterations subject to COA review shall be compatible with the design, materials, styles, and other features, as prescribed in *The St. Petersburg Guidelines for Historic Properties* [\[LINK\]](#). The following COA Approval Matrix summarizes the decision authority for all exterior modifications. The following matrix is divided into designated, contributing, and noncontributing resources; the designation status of property may be researched using the Division’s interactive map [\[LINK\]](#).

Special Note for Resources Located Within a Local Historic District: Except for new construction and additions 250 SF or more, demolitions (primary structures, historic accessory structures, and historic additions), relocations, and small cell wireless facilities, projects identified for CPPC review may qualify for Staff approval if the Historic Preservationist determines that the application complies with all submittal requirements and standards for review. The Staff's decision shall be in writing and shall state the reasons for such approval.

		INDIVIDUAL LANDMARKS and CONTRIBUTING RESOURCES WITHIN LOCAL HISTORIC DISTRICT			NON-CONTRIBUTING RESOURCES WITHIN LOCAL HISTORIC DISTRICT		
		Staff	CPPC	No Review	Staff	CPPC	No Review
MAJOR PROJECTS							
NEW CONSTRUCTION							
Split	1. New construction less than 250 SF	X ← ○			X ← ○		
	2. New construction, 250 SF or more		X			X	
ADDITIONS							
Split	1. Additions less than 250 SF	X ← ○			X ← ○		
	2. Additions 250 SF or more		X			X	
DEMOLITIONS							
	1. Primary structures		X			X	
	2. Accessory structures, historic		X		X		
	3. Accessory structures, non-historic	X			X		
	4. Historic additions		X			X	
	5. Non-historic additions	X			X		
	6. <u>Partial demolition to accommodate new addition, less than 250 SF, located on rear elevations</u>	X ← ○			X ← ○		
RELOCATION							
	1. All, including on-site		X			X	
MINOR PROJECTS							
RESTORATION (A return to the original or historic condition based on historic evidence.)							
	All	X			X		
ROOFS, GUTTERS, and CHIMNEYS							
	1. Same materials and shape	X			X		



Certificate of Appropriateness Approval Matrix

Urban Planning and Historic Preservation Division
 Planning and Development Services Department

	INDIVIDUAL LANDMARKS and CONTRIBUTING RESOURCES WITHIN LOCAL HISTORIC DISTRICT			NON-CONTRIBUTING RESOURCES WITHIN LOCAL HISTORIC DISTRICT		
	Staff	CPPC	No Review	Staff	CPPC	No Review
2. Change in materials or shape		X		X		
<u>3. Installation of gutters</u>	X			X		
WINDOWS AND DOORS (INCLUDES GARAGE DOORS)						
1. Window and door repairs	X			X		
<u>2. Replacement of non-historic windows and doors</u>	X			X		
<u>3. Replacement of historic windows and doors</u>		X		X		
<u>4. Change in size of openings on primary and streetside elevations</u>		X		X		
<u>5. Change in size of openings on secondary elevations</u>	X			X		
EXTERIOR WALL FINISH						
1. Removal of non-historic material	X			X		
2. Removal of more than 10% of historic material		X		X		
3. All other finishes (including painting of an originally unpainted surface)	X			X		
4. Waterproofing	X			X		
PORCHES AND BALCONIES						
1. Open an enclosed porch	X			X		
<u>2. Screen in or enclose a porch on secondary elevation</u>	X			X		
<u>3. Screen in or enclose a porch on primary or streetside elevation</u>		X			X	
FOUNDATIONS						
1. Same material, style, and size	X			X		
2. Change in material, style, or size		X		X		
3. Sidewalk vault lights	X			X		
<u>4. Installation of below ground basements or cellars</u>	X			X		
SIGNAGE AND MARKERS						
1. Commercial signage	X			X		
<u>2. Residential markers, or plaques, less than 4 SF</u>			X			X
<u>3. Residential markers, or plaques, more than 4 SF</u>	X			X		
<u>4. Signs on public property, equal to or less than 4 SF</u>	X			X		
<u>5. Signs on public property, more than 4 SF</u>		X			X	

Split
 Split

Split



Certificate of Appropriateness Approval Matrix

Urban Planning and Historic Preservation Division
 Planning and Development Services Department

	INDIVIDUAL LANDMARKS and CONTRIBUTING RESOURCES WITHIN LOCAL HISTORIC DISTRICT			NON-CONTRIBUTING RESOURCES WITHIN LOCAL HISTORIC DISTRICT		
	Staff	CPPC	No Review	Staff	CPPC	No Review
AWNINGS AND SHUTTERS						
1. Installation, removal, or alterations	X			X		
PAINTING						
1. Painting previously painted surfaces			X			X
2. Changes in paint color			X			X
<u>3. Painting unpainted masonry</u>	<u>X</u>			<u>X</u>		
CLEANING						
1. Pressure washing, less than 100 psi			X			X
2. Other methods and applications	X			X		
INTERIOR ALTERATIONS						
<u>1. Ad Valorem Tax Exemptions Only</u>	<u>X</u>			<u>Ineligible for program</u>		
ELECTRICAL, MECHANICAL, AND PLUMBING SYSTEMS						
1. Electrical, plumbing, pool equipment	X			X		
2. HVAC	X			X		
3. Solar Panels	X			X		
<u>4. Small Wireless Facility (Per City Code, Chapter 25)</u>		<u>X</u>			<u>X</u>	
5. Other	X			X		
SHEDS AND ACCESSORY STRUCTURES						
See relevant section(s), i.e. New Construction, Additions, etc.						
DRIVEWAYS						
1. Change in materials, size, or configuration	X			X		
2. New or relocated driveway	X			X		
DECKS AND PATIOS						
<u>1. Below 12 inches, not on primary or streetside elevations, and without a roof</u>			<u>X</u>			<u>X</u>
<u>2. Decks and patios between 12 inches and 18 inches, without a roof</u>	<u>X</u>			X		
<u>3. Elevated decks and patios, above 18 inches</u>			<u>X</u>		<u>X</u>	
4. With a roof	<u>See New Construction, Additions</u>					
SWIMMING POOLS						
<u>1. In ground and above ground pools</u>	<u>X</u>			X		
<u>2. Pools within the front and streetside yard</u>		<u>X</u>			<u>X</u>	

Split



Certificate of Appropriateness Approval Matrix

Urban Planning and Historic Preservation Division
 Planning and Development Services Department

	INDIVIDUAL LANDMARKS and CONTRIBUTING RESOURCES WITHIN LOCAL HISTORIC DISTRICT			NON-CONTRIBUTING RESOURCES WITHIN LOCAL HISTORIC DISTRICT		
	Staff	CPPC	No Review	Staff	CPPC	No Review
2. Pool screen enclosures	X			X		
SITE WALLS AND FENCES						
1. Walls or fences behind the front façade	X			X		
2. Walls or fences in front, of or in line with, front façade		X		X		
3. Retaining walls	X			X		
4. Demolition, historic		X		X		
5. Seawalls	X			X		
SITE FEATURES						
1. Historic hardscape and site features		X		X		
2. Arbors, pergolas, and gazebos	X			X		
3. Permanent water features	X			X		
4. <u>Lighting, Residential 1- & 2-Unit Properties</u>			X			X
5. <u>Lighting, Residential 3-Unit+ and Commercial</u>	X					X
6. Sidewalks and Walkways	X			X		
7. Planting or removal, non-historic vegetation			X			X
8. Alteration, planting, removal, historic vegetation	X			X		
ARCHAEOLOGY						
Ground disturbing activities	Certificate to Dig Required			Certificate to Dig Required		
COA MATRIX NOTES:						
<p><u>Except for new construction and additions 250 SF or more, demolitions (primary structures, historic accessory structures, and historic additions), relocations, and small cell wireless facilities, projects identified for CPPC review may qualify for Staff approval if the Historic Preservationist determines that the application complies with all submittal requirements and standards for review. The POD's decision shall be in writing and shall state the reasons for such approval.</u></p>						
<p>The POD Staff, in its sole and absolute discretion, may refer a COA application for public hearing review where the request is not substantially similar to another action already listed, or if the request is non-traditional, may set precedent, and therefore requires the benefit of public deliberation and a CPPC decision.</p>						
<p><u>COA Applications requiring an associated Variance, Special Exception (SE), or Site Plan Review (SPR), shall be reviewed and decided by the CPPC.</u></p>						
<p>Any formal appeal of a City staff Staff determination shall be acted upon first by the City's Community Planning and Preservation Commission ("CPPC"). Any formal appeal of a CPPC determination shall be acted upon in accordance with Section 16.70.015 titled, "Decisions and Appeals Table."</p>						

Split



OWNER NOTIFICATION: A GUIDE TO: HISTORIC PRESERVATION IN THE SUNSHINE CITY

TO: The Honorable Copley Gerdes, Chair and Members of City Council
The Honorable Shannon Nelson, Chair, and Members of the Community
Planning and Preservation Commission

FROM: Derek Kilborn, Director, Planning Department
Kelly Perkins, Historic Preservationist, Planning Department
Cindy Kochanek, Historic Preservationist, Planning Department

DATE: August 18, 2025

SUBJECT: Owner Notification

The Planning and Historic Preservation Division is collaborating with the Marketing Department to finalize and distribute a direct mail notification to registered owners of all individual and contributing resources within National Register Historic Districts (contributing resources only) and all local landmarks. To minimize costs, postcards will be sent with a web address and QR Code link to the digital document. Following the initial notification, staff will study how to optimize direct mail notifications going forward. For example, pull an annual report of registered owner address changes and do targeted mailings.

- Key Terms
- What is the Status of My Property?
- Do I Need a Certificate of Appropriateness (COA)?
- How do I Apply for a COA?
- Review Standards for a COA
- COA Example: Fences
- St. Petersburg Design Guidelines
- National Park Service Design Guidelines
- Historic Preservation Incentives
- How to Research Your Home History
- Miscellaneous Resource Links
- Contact Information



YOU ARE THE OWNER OF A LOCAL LANDMARK PROPERTY

Historic Preservation in the Sunshine City

Historic Preservation in the Sunshine City

Thank you for your stewardship of a piece of St. Pete's cultural history.

You're receiving this postcard because your property is designated a local landmark. Local designation protects the character of your individual landmark or district via a local design review process, known as a Certificate of Appropriateness (COA). Before starting any work on the exterior of your property, please consult City resources and contact City Preservation staff for assistance.

Learn more about the designation status and history of your property, permitting requirements, financial incentives, preservation terminology, and more at:
stpete.org/HistoricPreservation

Planning & Development Services
727-893-7111 | One 4th St. N.
history@stpete.org





YOU ARE THE OWNER OF A NATIONAL REGISTER PROPERTY

Historic Preservation in the Sunshine City

Historic Preservation in the Sunshine City

Thank you for your stewardship of a piece of St. Pete's cultural history. Historic preservation works to help identify, preserve, and promote the unique aspects of St. Pete.

You're receiving this postcard because your property is nationally designated. This designation is an honorary designation that provides an avenue for recognition and potential incentives. Learn more about the designation status and history of your property, permitting requirements, financial incentives, preservation terminology, and more at: stpete.org/HistoricPreservation

Planning & Development Services
727-893-7111
One 4th St. N.
history@stpete.org





A GUIDE TO
PUBLIC HEARINGS

City of St. Petersburg

The Community Planning and Preservation Commission (CPPC) and the Development Review Commission (DRC) are voluntary groups of citizens appointed by the Mayor and confirmed by the City Council. Each Commission is responsible for considering different types of land use and planning related requests:

CPPC. The CPPC is responsible for reviewing requests such as amendments to the Future Land Use Map, Rezoning requests, and Certificates of Appropriateness (COA) for Local Historic Landmarks and Districts, designation applications, adaptive reuse and other applications relating to historic resources.

DRC. The DRC is responsible for reviewing requests such as site plan approvals, special exceptions, variances, redevelopments, reinstatements, vacations of rights-of-way, and text amendments to the Land Development Regulations.

Many public hearings conducted by each Commission, as well as appeals, local landmarks and map amendment-related public hearings conducted by the City Council, are *quasi-judicial proceedings*, meaning that the hearings are executed similarly to a court proceeding. As a result, any participant who provides testimony to a Commission during a quasi-judicial proceeding will be required to be sworn in by the Clerk; this includes the applicant and their registered agents, registered opponents, city staff, and any other members of the public. Quasi-judicial proceedings require all presentations and verbal public comments to be made in person and not virtually.

Rules regulating the parties to quasi-judicial proceedings, including Appellants and Registered Opponents, are described in the official Rules and Regulations, linked below, and City Code [16.70.010.6](#) and [16.70.015](#). A Registered Opponent at the Commission hearing must re-register with the City Clerk prior to any associated City Council public hearing.

COMMUNITY PLANNING AND PRESERVATION COMMISSION

Iris Winn, CPPC Clerk
CPPC@stpete.org



Stpete.org/CPPC

[Official Rules and Regulations](#)
[Archived Video](#)

DEVELOPMENT REVIEW COMMISSION

Kayla Eger, DRC Clerk
DRC@stpete.org



Stpete.org/DRC

[Official Rules and Regulations](#)
[Archived Video](#)

SEQUENCE OF QUASI-JUDICIAL PUBLIC HEARINGS:

Initial Presentations (10 minutes)

Each party will be given 10 minutes to present the application to the Commission. Initial presentations should provide pertinent details relating to the application and consistency with the specific criteria governing the application being pursued. The order of initial presentations shall be:

1. City staff
2. Appellant, in the case of an appeal
3. Applicant, or Registered Agent
4. Registered Opponent, if applicable

Public Comments (3 minutes)

Members of the public who wish to testify on behalf of the application (either in support of or opposition to the request) must complete a Comment (Speaker) Card and present it to the Clerk. During this public comment portion of the public hearing the Chair will call individuals by name to the podium to present their testimony; each person will be given a total of three (3) minutes to speak.

After approaching the podium, but prior to providing testimony, the Chair will request each individual to provide their name and address, affirm that they have been sworn-in, and the state whether they are “for” or “against” the request. A person who fills out a card for public comment may elect not to speak, but instead to have their name read and the Clerk indicate whether they are for or against the application.

Cross-Examination (5 minutes)

Each party will be given a total of five (5) minutes for cross examination, which includes the time utilized for both questions and answers. Cross examination shall be conducted in the following manner:

- A party in support of the application may only cross examine a witness who previously testified in opposition to the application.
- A party who opposes the application may only cross examine a witness who previously testified in support of the application.
- The questioning party is not permitted to make any statements during cross-examination and must only ask questions directly related to the testimony or evidence that was presented during the proceeding.
- All questions must be addressed to the Chair, and the Chair will direct the question to the appropriate witness for a response.

The order of cross examination shall be:

1. City staff
2. Registered Opponent, if applicable
3. Appellant, in the case of an appeal
4. Applicant, or Registered Agent

Closing Remarks (5 minutes)

Each party will be given five (5) minutes to allow for closing arguments and/or rebuttal to City Council or the Commission. The order of closing remarks shall be:

1. City staff
2. Registered Opponent, if applicable
3. Applicant, or Registered Agent
4. Appellant, in the case of an appeal

Executive Session

During executive session, Commissioners will discuss the request, the testimonies and presentations provided to them, and other pertinent information. No further comments or testimony shall be permitted during the executive session; however, members of the Commission may ask questions of the parties to the proceeding or the public at any time.

Voting

Following Executive Session, the Commission will make a motion regarding the request prompting each voting member to cast their vote. Motions are required to be made in the *affirmative* and do not always represent the opinion of the Commissioners who moved and seconded the prompt for voting. With a quorum of five (5) or more members, it takes four (4) concurring votes of the Commission for any motion to pass.



ARRIVING at CITY HALL:

Address:

175 5th Street North
St. Petersburg, Florida 33701

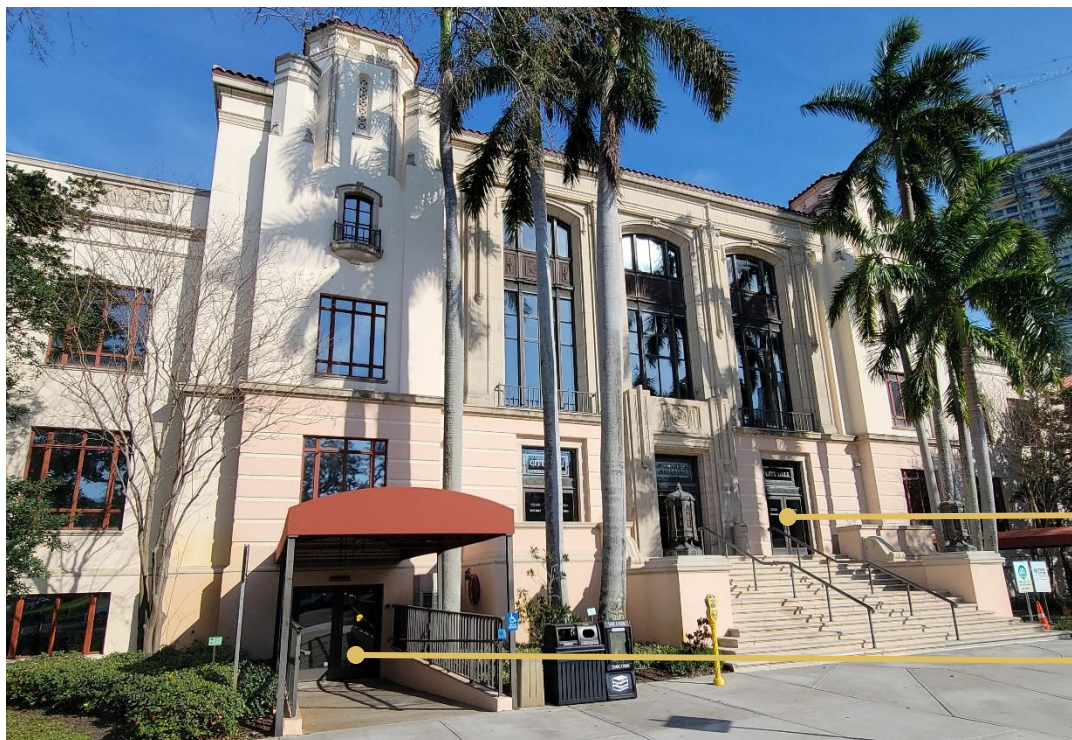
Parking:

During Public Hearings the parking lot located to the north of City Hall (Lot 4) provides free parking in the gold section, as shown below.



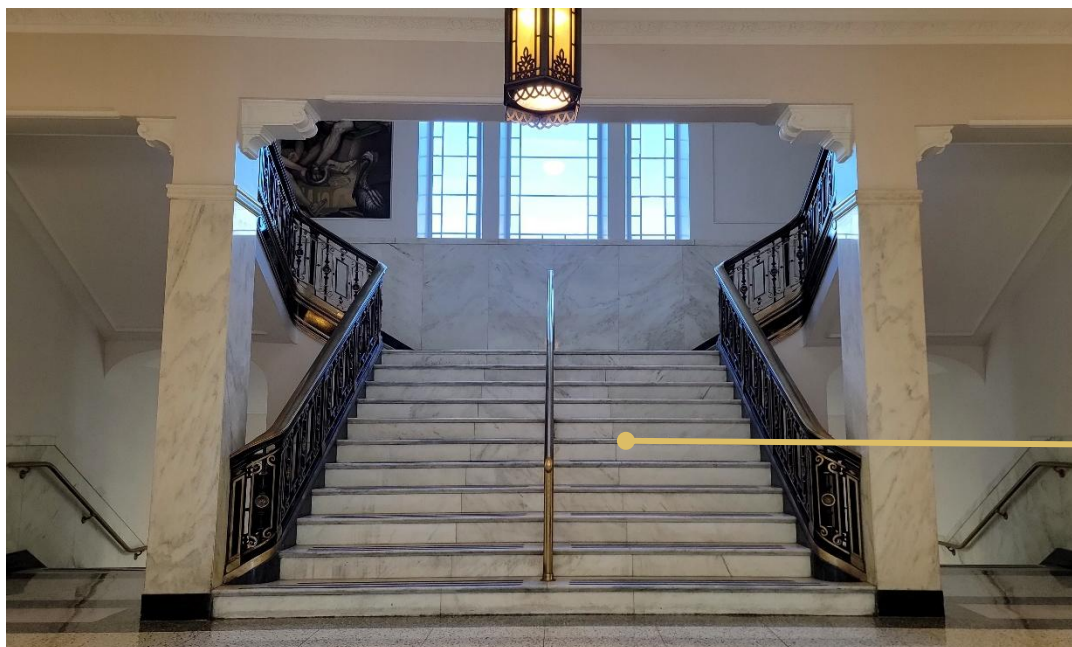
ACCESSING CITY HALL:

Using the stairs or ramp located along 5th Street North, enter the building using the door to the right. Once inside the building you will need to pass through the security checkpoint/metal detector before proceeding up the main stairs. The Council Chambers doors are located at the top of the main stairs. Elevator is located to the left of the main stairs.



Main Entrance

Accessible Entrance



Main Stairs

COUNCIL CHAMBER:

The Council Chamber is located on the second floor of City Hall and may be accessed through one of two (2) doors.



Presentation Screen #1

Commissioners' Dias

Clerk's Desk

Presentation Podium

General Seating



Presentation Screen #2

Presentation Podium

General Seating

COMMENT (SPEAKER) CARDS:



Comment Cards

Attendees who give public comment must fill out a Comment (Speaker) Card and return it to the Clerk. Comment cards are located to the left of the Clerk’s desk. Speakers are given three (3) minutes to address the Commission; the pooling of time (i.e. giving remaining time to another party) is **not** permitted. Those who do not wish to speak are still invited to complete a comment card and indicate whether they are “For” or “Against” an item; the Chair or Clerk will read these as part of the public record. The cards themselves are also retained as public records.

Sample Comment Cards are shown here. Comment cards are printed in specific colors based on the type of public hearing they are used for:

CPPC Comment Cards are **GREEN**

DRC Comment Cards are **BLUE**

City Council Comment Cards are **YELLOW**

ST. PETERSBURG DEVELOPMENT REVIEW COMMISSION

If you wish to speak on a Public Hearing item listed on the agenda, please fill out and return this card.

PUBLIC HEARING

NAME: _____

ADDRESS: _____

REPRESENTING: _____

CASE #: _____ AGENDA ITEM # _____

FOR _____ AGAINST _____

DATE: _____

3 MINUTE TIME LIMIT

St. Petersburg Community Planning & Preservation Commission

If you wish to **SPEAK** on a Public Hearing item listed on the agenda, please fill out and return this card.

PUBLIC HEARING

NAME: _____

ADDRESS: _____

REPRESENTING: _____

CASE #: _____ AGENDA ITEM # _____

OR _____ AGAINST _____

DATE: _____

3 MINUTE TIME LIMIT

GENERAL SEATING:

General seating is behind the presentation podiums and Clerk's desk. If the auditorium is full, overflow seating will be provided on the first floor where the meeting will be televised, and City staff will assist with sign-in and coordination for public speaking upstairs in the Council Chamber.



General Seating



Overflow Seating

PRESENTATION RESOURCES:

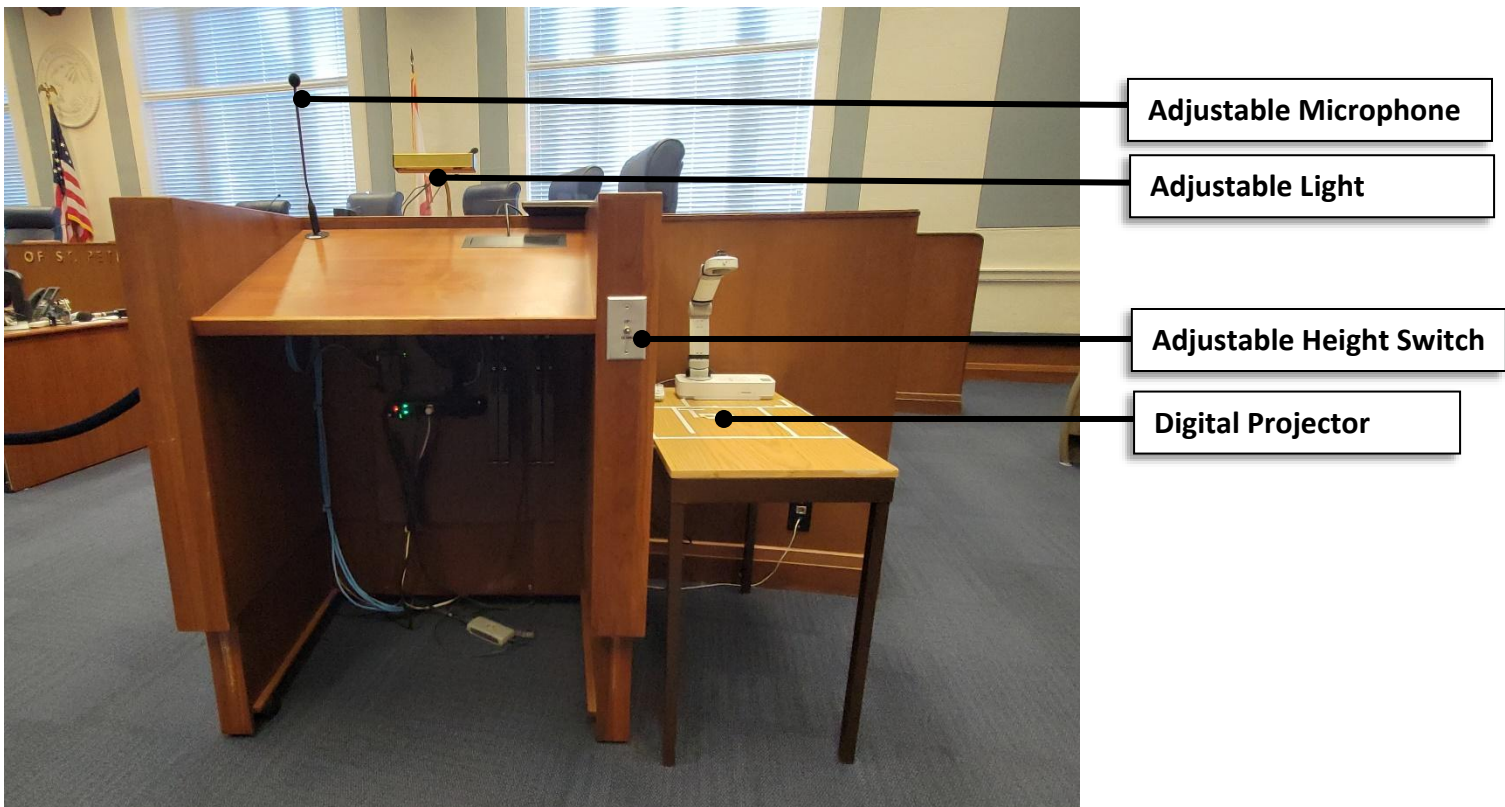
Several resources are available for Applicants, Registered Agents, Registered Opponents, and the public who wish to provide a presentation or make public comments.

Digital Presentation Items. If you will be using digital resources, such as images or a slideshow, you must provide these materials to the Clerk no less than 24 hours prior to the start of the public hearing. Once the Clerk has received your materials they will be queued to display on the two (2) projector screens visible from the dias and the audience during your allotted presentation time.

Presentation Podium. When you approach the podium, either for public comment or presentation, you may adjust the height of the podium by using the switch located on the lower right side. All statements, questions, or testimony must be stated in front of the microphone located on the top of the podium. The podium is also equipped with a small lamp that can be used, if needed.

Digital Projector. If needed, a digital projector is available to display printed materials. If this is needed, the Clerk or City Staff will assist in displaying the materials.

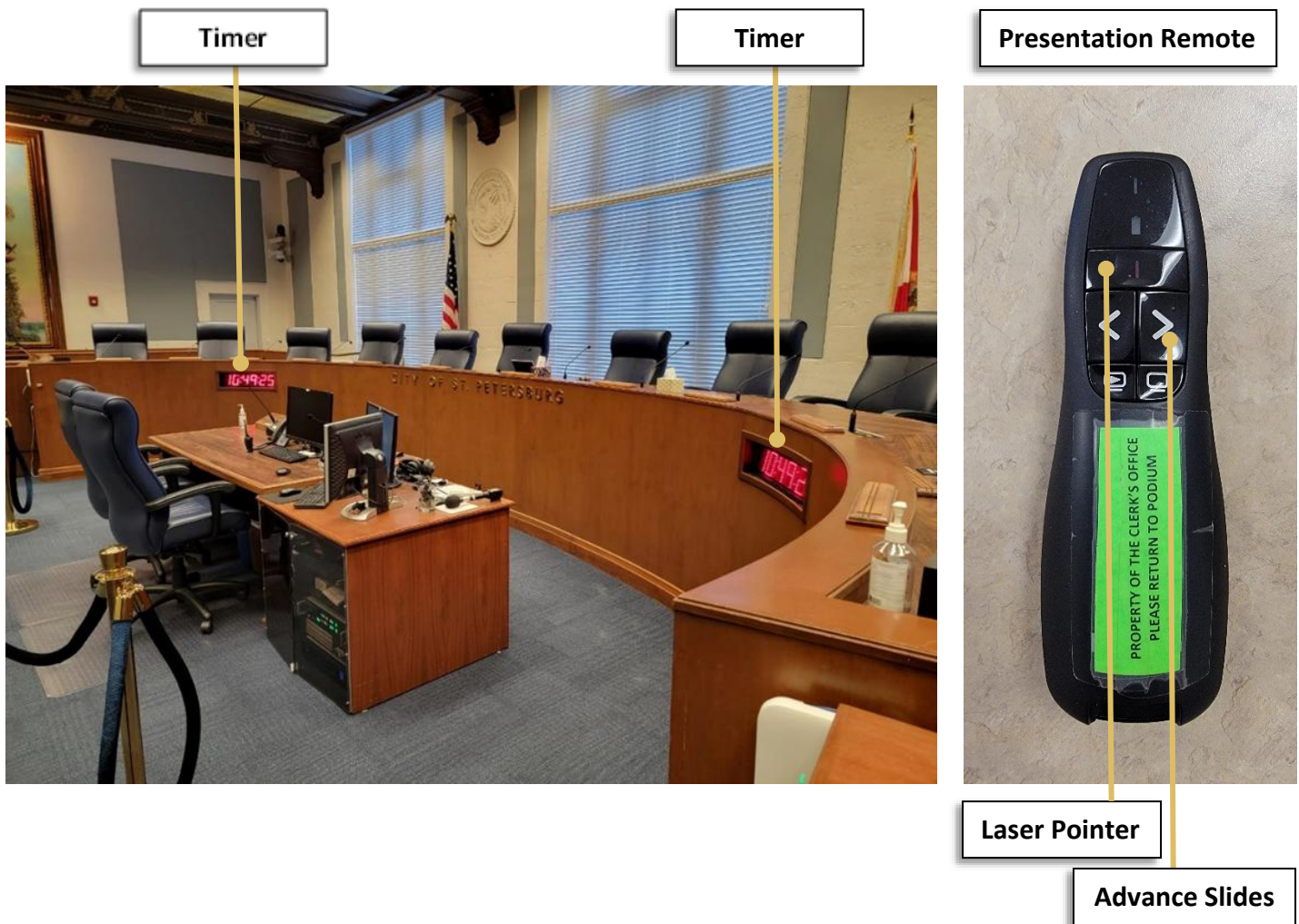
Presentation Remote. For slideshow style presentations, you will be able to advance through your slides using the presentation remote that will be located at the podium. The Clerk will ensure that the presentation materials previously provided are made available on the presentation screens.



SPEAKING TO THE COMMISSION:

The following photo shows you a visual perspective from the presentation podium.

- When addressing the Commission, please begin with your name and address, and state whether you have been sworn in.
- Depending on your status as an Applicant, Registered Agent, Registered Opponent, City Staff, or Public Commentor, you will be allotted a specific amount of time during which to make your comments. Time counts down faster than you anticipate, so you should be organized and **start with your most important point first**. Time is displayed on two (2) timers in front of you, pictured below.
- If you completed a Comment (Speaker) Card, but other speakers before you have already made your point(s), you may choose to simply state that your concerns have already been addressed by other speakers, state your position for or against the application, and waive the balance of your time.
- If you are using the laser pointer on the presentation remote, pictured below, please remember to point at the presentation screen above the audience, so that the Commission members can see it.



COUNCIL CHAMBER HISTORY:

City Hall was constructed in 1940 using a Public Works Administration (PWA) grant, made possible by President Franklin Roosevelt's "New Deal" programs. Since PWA grants were meant to help improve services, City Hall was originally proposed as the Municipal Utilities Building. Nationally known architect A. Lowther Forrest worked with local contractor R.E. Clarson and City Engineer Paul Jorgensen to complete the Mediterranean Revival style building. The interior still features historic terrazzo floors, marble stairways, brass fixtures, and pecky cypress beams.

City Hall was designated a local landmark on October 18, 1990, and added to the St. Petersburg Register of Historic Places. Council Chamber paintings were later Commissioned by the Public Arts Commission, painted by local artist Christopher Still, and installed in 1998.

Council Chamber photographed in 1940. The Chamber was originally oriented with general seating configured to face south, not as is currently configured to face west. The pecky cypress (ceiling) beams are shown. Christopher Still paintings shown L: Together in the Sun, R: Resting in the Sun.





PRESERVATION INCENTIVES for HISTORIC PROPERTIES

The following is a list of resources and considerations pertaining to historic preservation. Eligibility will vary based on location, historic integrity, and designation status of the property. Please contact the City's Historic Preservation Office for further information.

1. Rehabilitation Ad Valorem Tax Exemption

This local program exempts owners from some property taxes based on the value added to qualifying historic properties by certain rehabilitation projects. The exemption is valid for a period of ten years and can apply to up to 12.1 mils of property taxes. There is presently no cap to the calculable rehabilitation expenses exempted, but the cost of a project must exceed 10% of the property's beginning value to qualify (*St. Petersburg City Code Section 16.30.070.4*). This benefit applies to property that is individually listed in the National Register of Historic Places, is designated individually as a Local Historic Landmark, or is identified as a contributing resource within a National Register Historic District or local historic district.

2. Federal Rehabilitation Income Tax Credit

Federal program for qualifying income-producing historic properties that allows a direct dollar for dollar reduction in the amount of income taxes owed. The amount of credit is 20% of the qualifying cost of the rehabilitation. For a \$50,000 rehabilitation, this would equal a \$10,000 credit on federal income taxes. This benefit applies to income-producing property that is individually listed in the National Register of Historic Places, or is identified as a contributing resource within a National Register Historic District.

3. Courtesy Design and Maintenance Assistance

City staff is credentialed in historic preservation and architectural history, and routinely provides courtesy assistance to the owners of historic properties with their maintenance, rehabilitation, and design decisions.

4. Adaptive Reuse

Landmarked buildings may be re-purposed for certain uses that are otherwise prohibited within the applicable zoning category (*St. Petersburg City Code Section 16.30.020*). A property must be individually listed in the National Register or St. Petersburg Register of Historic Places to qualify.

5. Certificate of Appropriateness Program (COA)

Local program for qualifying historic properties that allows streamlined design review for certain rehabilitation or restoration projects. In addition, compatibility input and historic research are also available for qualifying historic properties at no additional cost. This benefit applies to a property that is designated individually, or is located within a local historic district.

6. Floor Area Ratio Exemption

Qualified local historic landmark properties within the Downtown Core are exempt from inclusion in the gross floor area calculation, meaning it has no depreciative impact on the development potential of new construction (*St. Petersburg City Code Section 16.20.120.6.1*). This benefit applies to property that is designated individually as a local historic landmark. Designation may be processed simultaneously with development approvals.

7. Florida Building Code Exemption

Pursuant to Section 1201 of the Florida Building Code, certain exemptions may be granted to protect the elements, spaces, and features that make qualified buildings historic or architecturally significant. Contributing resources within a National Register district and local historic landmarks can both qualify for this exception.

8. Transfer of Development Rights for Historic Properties

Qualified local historic landmark properties may receive financial benefits through the sale of certain development rights attributable to other property owners who purchase them.

9. Historic Preservation and Conservation Grant Program, Intown Redevelopment Plan.

In 2018, City Council approved up to \$5 million in the Intown Redevelopment Plan budget to support the continued rehabilitation and conservation of historic properties located within the Intown Redevelopment Area. Funding is allocated to eligible properties through a competitive grant process. Applicants are eligible for a matching grant up to \$250,000, not to exceed more than 50 percent (%) of the total eligible project costs. In 2019, five (5) projects received a total \$808,787.

10. Certified Local Government Grants and Assistance

As a certified local government in historic preservation, matching grants are available for qualifying governmental organizations and nonprofits from the State of Florida for historic surveys, design assistance, acquisition, and rehabilitation preservation projects. Several grant categories are available with the most common being a small matching grant up to \$50,000, while special category grants are available up to \$500,000. Eligible projects include awards to property owners or tenants, as well as a smaller award in which the City partners to develop enhancements and planning tools, such as interpretative signage or historic resource surveys.

11. Conservation / Preservation Easement Incentive

Pursuant to FL Statute 704.06, tax deductions are available for donating certain architectural easements held by a local, state, or federal non-profit organization or government. A preservation easement is a voluntary legal agreement that protects a significant historic, archaeological, or cultural resource. An easement provides assurance to the owner of a historic or cultural property that the property's intrinsic values will be preserved through subsequent ownership. In addition, the owner may obtain certain tax benefits. For example, a façade easement donation allows a historic property to be used as it currently is, as well as, allowing compatible changes into the future, while preserving its exterior character and possibly increasing the economic viability of the building to future tenants. The Snell Arcade, located at the intersection of Central Avenue and 4th Street North, is one example of a building with an existing façade easement.

12. Florida Coastal Partnerships Initiative

As a linked program, matching grants and funding may be available locally through the State of Florida for historic working waterfronts and disaster-prone historic resources for improving resiliency to coastal hazards, revitalization, small construction projects, etc. Awards typically range from \$30,000 and no less than \$10,000 for construction projects or land acquisition; and no more than \$15,000 and no less than \$10,000 for planning, design and coordination activities.

13. Florida Mitigation Assistance Program


Funding is available through local communities, the State of Florida, and FEMA for retrofitting historic properties to become less prone to flooding. This includes design and construction assistance.

14. Community Development Block Grant (CDBG) funding

An array of funding and assistance is available for historic preservation activities within CDBG areas and neighborhoods including historic surveys, plans, rehabilitation, etc.

CITY OF ST. PETERSBURG'S HISTORIC PRESERVATION MAP MODULE

In order to identify the status of your property, please visit the City of St. Petersburg's Historic Preservation map module, an interactive mapping feature:

1. Click on the link: [Historic Preservation Map Module](#)
2. Click on the following icon to reveal information layers: 
3. Click on the small arrow to the left of each check box to reveal additional sub-layers of information
4. Click on the checkbox to activate a layer for viewing on the interactive map
5. Enter your street address into the search box at the upper left corner or manually zoom



AD VALOREM TAX EXEMPTION: AN ECONOMIC INCENTIVE

TO: The Honorable Copley Gerdes, Chair and Members of City Council
The Honorable Shannon Nelson, Chair, and Members of the Community
Planning and Preservation Commission

FROM: Derek Kilborn, Director, Planning Department
Kelly Perkins, Historic Preservationist, Planning Department
Cindy Kochanek, Historic Preservationist, Planning Department

DATE: August 18, 2025

SUBJECT: Ad Valorem Tax Exemptions (AVT)

In 1992, the voters of Florida approved a constitutional amendment allowing ad valorem tax exemptions for up to ten years on certain improvements to eligible historic properties. The City of St. Petersburg adopted this amendment (Section 16.30.070.4) on July 21, 1994, giving the City's historic property owners a strong financial incentive to preserve and rehabilitate buildings of architectural and historical significance. The ad valorem tax exemption was subsequently adopted by Pinellas County in 1996 as part of intergovernmental coordination efforts, authorizing certain county-wide exemptions to make the overall incentive even more appealing.

Qualifying improvements must be appropriate to the historic architectural character of a resource in accordance with recognized standards of preservation, restoration, or rehabilitation, as guided by City Code criteria, the St. Petersburg Design Guidelines for Historic Properties, and the Secretary of the Interior's Standards for the Treatment of Historic Properties. Applicants generally have two years to complete the qualifying improvements, which must be supported by detailed expense accounting. Working closely with the property owner, City staff provides valuable technical assistance, performs site inspections, and prepares the application documents for review and approval by the St. Petersburg City Council, the Pinellas Board of County Commissioners, and the Pinellas County Property Appraiser. The latter performs the final assessment of the property to determine the resulting ad valorem tax exemption, if any, and potential tax savings that is applied for the 10-year period. Nearly every applicant participating in the program since its beginning has realized some tax savings, and the exemption automatically transfers to future property owners during the exemption period.

The ad valorem tax exemption process requires that the owner(s) submit a Part 1 – Pre-construction Application package prior to initiating any qualifying improvements. A Certificate of Appropriateness application is required at this stage to document and evaluate the rehabilitation work, along with other required paperwork, as necessary.

Qualifying improvements to the property must equal or exceed 10 percent of its assessed value based on the year the Part 1 application is approved.

When the approved work is completed, the property owner(s) submits a Part 2 – Post-construction Request for Review of Completed Work Application, which includes a table of expenses, changes to the scope of work, if any, that were approved by City Historic Preservation staff during the construction, and an on-site inspection by City Historic Preservation staff. Extensions up to one year may be authorized by the City.

2025 AD VALOREM TAX EXEMPTION FOR HISTORIC PROPERTIES SUMMARY TABLE

Property Name/ District	Case Number	Year	Address	Approx. Square Footage	Percentage of Ownership	Pre-Construction Assessed Value	Pre-Construction Tax Basis	Qualifying Construction Costs	% of Assessed Value	Actual Historic Exemption	Annual Tax Savings
2025 Proposed AVT Exemptions											
North Shore NRHD	AVT 23-90400003	2025	201 21st Ave N	3,608	100%	\$552,193	\$11,208.00	\$128,197	23.22%	N/A	N/A
Active AVT Exemptions (2016-2024) With No Cap											
Round Lake NRHD	AVT 21-90400002	2024	458 Joyce Terrace N	2,148	100%	\$158,221	\$3,998.29	\$416,631	263.32%	\$115,284	\$1,284
Southeast Kenwood LHD	AVT 21-90400008	2024	2135 3rd Ave N	2,569	100%	\$313,771	\$5,474.90	\$46,423	14.80%	\$79,140	\$882
Peninsular Fruit Company Building	AVT 21-90400009	2024	10000 Gandy Blvd N	7,998	100%	\$305,000	\$6,411.61	\$718,515	235.58%	\$76,533	\$852
Lang's Court LHD	AVT 22-90400005	2024	336 Lang Ct N	1,989	100%	\$307,782	\$5,354.03	\$34,061	11.07%	\$113,913	\$1,269
Kenwood NRHD	AVT 21-90400003	2023	2500 Burlington Ave N	1,824	100%	\$197,174	\$4,437.78	\$80,356	40.75%	\$75,298	\$856
Downtown St. Petersburg NRHD	AVT 21-90400006	2023	436 2nd St N	2,638	100%	\$369,050	\$8,388.97	\$179,699	48.69%	\$33,510	\$381
Rawls House	AVT 22-90400004	2023	734 Grove St N	2,720	100%	\$223,609	\$3,655.36	\$66,500	29.74%	\$58,794	\$668
Grace Lutheran Church	AVT 19-90400001	2022	801 28th Ave N	4,327	100%	\$377,766	\$8,143.49	\$477,553	126.42%	N/A	N/A
North Shore NRHD	AVT 20-90400001	2022	320 6th Ave N	3,002	100%	\$358,541	\$7,729.07	\$171,350	47.79%	\$22,167	\$252
Jones-Laughner Residence	AVT 16-90400004	2021	556 Beach Dr NE	4,167	100%	\$454,509	\$6,309	\$387,840	85.33%	\$269,566	\$3,270

**Qualifying improvement exceeded caps subject to LDRs Section 16.30.070 (before 2015).

***This property is owned by a Non-Profit entity.

2025 AD VALOREM TAX EXEMPTION FOR HISTORIC PROPERTIES SUMMARY TABLE

Property Name/ District	Case Number	Year	Address	Approx. Square Footage	Percentage of Ownership	Pre-Construction Assessed Value	Pre-Construction Tax Basis	Qualifying Construction Costs	% of Assessed Value	Actual Historic Exemption	Annual Tax Savings
North Shore NRHD	AVT 17-90400004	2021	406 14th Ave NE	4,205	100%	\$564,693	\$11,510	\$309,913	54.88%	\$101,771	\$1,234
Frank Broadfield House	AVT 18-90400001	2021	956 39th Ave N	5,165	100%	\$327,175	\$6,370	\$81,525	24.92%	\$112,849	\$1,369
Smalley-Green Auto Building	AVT 20-90400002	2021	1180 Central Ave	4,000	100%	\$440,000	\$10,966	\$530,392	120.54%	\$297,232	\$3,605
North Shore NRHD	AVT 20-90400007	2021	336 9th Ave NE	4,067	100%	\$497,852	\$9,819	\$59,844	12.02%	\$87,256	\$1,058
Granada Terrace LHD	AVT 18-90400006	2020*	2326 Andalusia Way NE	3,404	100%	\$519,484	\$10,363	\$185,093	35.63%	\$295,794	\$3,588
Roser Park LHD	AVT 18-90400004	2019	823 10th Ave S	1,596	100%	\$126,827	\$2,834	\$195,711	154.31%	\$76,333	\$926
Mediterranean Row	AVT 17-90400001	2018	136 19th Ave NE	1,649	100%	\$232,709	\$4,198	\$39,337	16.90%	\$23,843	\$289
Round Lake NRHD	AVT 17-90400003	2018	449 11th Ave N	3,402	100%	\$141,363	\$3,667	\$113,613	80.37%	\$129,137	\$1,566
Kenwood NRHD	AVT 16-90400001	2017	2601 3rd Ave N	1,574	100%	\$100,457	\$1,922	\$18,511	18.43%	\$9,223	\$112
North Shore NRHD	AVT 14-90400013	2017	436 12th Ave NE	2,752	100%	\$279,411	\$5,422	\$152,405	54.55%	\$135,091	\$1,636
Sargent House	AVT 15-90400002	2017	806 18th Ave NE	3,016	100%	\$397,892	\$9,816	\$79,065	19.87%	\$32,670	\$396
Ridgely House	AVT 13-90400002	2017	600 Beach Dr NE	5,376	100%	\$239,955	\$4,541	\$239,310	100%	\$151,044	\$1,829
Monticello Apartments	AVT 14-90400005	2017	750 3rd St N	6,228	100%	\$344,435	\$3,659	\$203,000	58.94%	\$111,022	\$1,345

**Qualifying improvement exceeded caps subject to LDRs Section 16.30.070 (before 2015).

***This property is owned by a Non-Profit entity.

2025 AD VALOREM TAX EXEMPTION FOR HISTORIC PROPERTIES SUMMARY TABLE

Property Name/ District	Case Number	Year	Address	Approx. Square Footage	Percentage of Ownership	Pre-Construction Assessed Value	Pre-Construction Tax Basis	Qualifying Construction Costs	% of Assessed Value	Actual Historic Exemption	Annual Tax Savings
North Shore NRHD	AVT 13-90400001	2016	836 16th Ave NE	5,490	100%	\$639,633	\$16,036	\$925,142	144.64%	\$193,205	\$2,339
Sunset Hotel	AVT 14-90400008	2016	7401 Central Ave	39,500	100%	\$1,069,400	\$23,484	\$447,980	41.89%	\$294,054	\$3,560
North Shore NRHD	AVT 14-90400007	2016	936 17th Ave NE	2,886	100%	\$348,784	\$6,768	\$255,013	73.11%	\$95,166	\$1,152
Thomas Whitted House	AVT 15-90400001	2016	656 1st St N	3,486	100%	\$218,835	\$3,880	\$33,085	15%	\$3,626	\$44
Henry Bryan House	AVT 14-90400009	2016	1224 MLK Jr St S	1,912	100%	\$9,719	\$213	\$180,523	1857.42%	\$70,307	\$851
Totals										\$3,063,828	\$36,613
Active AVT Exemptions (2015) With \$100,000 Residential Cap and \$1,000,000 Commercial Cap											
Cade Allen Residence	AVT 14-90400001**	2015	3601 Foster Hill Dr N			\$282,365	\$6,525	\$173,220	61.35%	\$100,000	\$1,211
Washington-Harden Grocery Building	AVT 13-90400002	2015	903 22nd St S	2,000		\$52,000	\$1,202	\$211,311	406.37%	\$37,976	\$460
Moure Building	AVT 13-90400002	2015	909 22nd St S			\$36,500	\$844	\$183,402	502.47%	\$31,358	\$380
Totals										\$169,334	\$2,051
Completed AVT Exemptions (1998-2014)											
Lantern Lane Apartments	AVT 11-90400007**	2014	340 Beach Dr NE			\$825,300	\$18,301	\$1,021,266	123.74%	\$1,000,000	\$12,124

**Qualifying improvement exceeded caps subject to LDRs Section 16.30.070 (before 2015).

***This property is owned by a Non-Profit entity.

2025 AD VALOREM TAX EXEMPTION FOR HISTORIC PROPERTIES SUMMARY TABLE

Property Name/ District	Case Number	Year	Address	Approx. Square Footage	Percentage of Ownership	Pre-Construction Assessed Value	Pre-Construction Tax Basis	Qualifying Construction Costs	% of Assessed Value	Actual Historic Exemption	Annual Tax Savings
Kenwood NRHD	AVT 12-90400001**	2014	2741 2nd Ave N			\$76,235	\$1,690	\$196,574	257.85%	\$100,000	\$1,212
Robert Lavery House	AVT 10-90400002	2014	236 17th Ave SE			\$217,924	\$3,746	\$31,236	14.33%	\$0	\$0
Mathis Residence	AVT 11-90400006	2013	7321 3rd Ave N			\$133,169	\$1,689	\$65,250	49.00%	\$22,616	\$274
Snell Arcade	AVT 11-90400005	2013	405 Central Ave Suite 700	1,093		\$100,339	\$1,173	\$163,390	162.84%	\$86,177	\$1,045
Kenwood NRHD	AVT 11-90400001	2012	217 25th St N			\$85,000	\$1,869	\$288,119	338.96%	\$106,369	\$1,290
North Shore NRHD	AVT 10-90400001	2012	916 1st St N			\$243,238	\$5,411	\$464,918	191.14%	\$290,226	\$3,519
Snell Arcade	AVT 11-90400002	2012	405 Central Ave Suite 230	1,013		\$75,381	\$1,658	\$76,185	101.07%	\$35,196	\$427
Snell Arcade	AVT 11-90400003	2012	405 Central Ave Suite 240	968		\$67,673	\$1,488	\$85,909	126.95%	\$33,187	\$402
James Henry Residence	COA 08-16**	2009	950 12th St N			\$202,057	\$3,749	\$194,130	96.08%	\$100,000	\$1,212
Merhige Residence	COA 08-17	2009	404 Sunset Dr S			\$212,522	\$3,960	\$107,144	50.42%	\$13,456	\$163
North Shore NRHD	COA 07-42	2009	516 18th Ave NE			\$254,647	\$4,862	\$88,249	34.66%	\$66,376	\$805
Snell Arcade	COA07-11 AVT	2008	405 Central Ave Suite 200	894		\$148,300	\$3,140	\$101,026	68.12%	\$18,500	\$224
Snell Arcade	COA 07-12 AVT	2008	405 Central Ave Suite 210	1,745		\$323,000	\$7,479	\$128,544	39.80%	\$5,900	\$72

**Qualifying improvement exceeded caps subject to LDRs Section 16.30.070 (before 2015).

***This property is owned by a Non-Profit entity.

2025 AD VALOREM TAX EXEMPTION FOR HISTORIC PROPERTIES SUMMARY TABLE

Property Name/ District	Case Number	Year	Address	Approx. Square Footage	Percentage of Ownership	Pre-Construction Assessed Value	Pre-Construction Tax Basis	Qualifying Construction Costs	% of Assessed Value	Actual Historic Exemption	Annual Tax Savings
Snell Arcade	COA 07-13 AVT	2008	405 Central Ave Suite 220	990		\$164,200	\$3,802	\$119,409	72.72%	\$20,500	\$249
Snell Arcade	COA 06-18 AVT	2008	405 Central Ave Suite 250	1,683		\$311,500	\$7,213	\$815,668	261.85%	\$5,600	\$68
Downtown NRHD	COA 05-07 AVT**	2008	DuPont Building 145 8th St N	2,240	15.75%	\$78,335	\$1,814	\$224,370	286.42%	\$100,000	\$1,212
Downtown NRHD	COA 05-07 AVT**	2008	DuPont Building 147 8th St N	1,735	12.20%	\$60,682	\$1,405	\$173,807	286.42%	\$100,000	\$1,212
Downtown NRHD	COA 05-07 AVT**	2008	DuPont Building 151 8th St N	2,132	14.99%	\$74,569	\$1,727	\$213,582	286.42%	\$100,000	\$1,212
Downtown NRHD	COA 05-07 AVT**	2008	DuPont Building 155 8th St N	5,694	40.03%	\$199,129	\$4,611	\$570,350	286.42%	\$100,000	\$1,212
Downtown NRHD	COA 05-07 AVT**	2008	DuPont Building 786 2nd Ave N	2,424	17.04%	\$84,784	\$1,963	\$242,840	286.42%	\$100,000	\$1,212
Monticello Apartments	COA 05-11 AVT**	2007	750 3rd St N			\$300,600	\$6,087	\$485,219	161.42%		
Pennsylvania Hotel	COA 05-13 AVT**	2007	300 4th St N			\$963,400	\$23,540	\$4,878,045	506.34%		
North Shore NRHD	COA04-04 AVT	2006	136 16th Ave NE			\$152,700	\$2,893	\$183,519	120.18%		
Emerson Apartments	COA 02-26 AVT	2006	305 5th St S			\$68,100	\$1,664	\$814,766	1196.43%		
American Maid Ice Cream Company	COA 03-07 AVT	2005	1601 3rd St S			\$125,000	\$4,861	\$729,301	583.44%		
Downtown NRHD	COA 02-45 AVT	2005	430 5th St N			\$225,000	\$6,441	\$216,000	96.00%		

**Qualifying improvement exceeded caps subject to LDRs Section 16.30.070 (before 2015).

***This property is owned by a Non-Profit entity.

2025 AD VALOREM TAX EXEMPTION FOR HISTORIC PROPERTIES SUMMARY TABLE

Property Name/ District	Case Number	Year	Address	Approx. Square Footage	Percentage of Ownership	Pre-Construction Assessed Value	Pre-Construction Tax Basis	Qualifying Construction Costs	% of Assessed Value	Actual Historic Exemption	Annual Tax Savings
156 20th Avenue NE	COA 03-14 AVT	2005	156 20th Ave NE			\$162,300	\$4,030	\$115,000	70.86%		
306 18th Avenue NE	COA 03-15 AVT	2005	306 18th Ave NE			\$157,600	\$3,913	\$107,352	68.12%		
335 22nd Avenue NE	COA 03-26 AVT	2005	335 22nd Ave NE			\$121,200	\$3,152	\$109,350	90.22%		
Snell Arcade	COA 03-32 AVT	2005	401 Central Ave Suite 300			\$81,700	\$1,378	\$148,485	181.74%		
Snell Arcade	COA 03-32 AVT	2005	401 Central Ave Suite 350			\$127,400	\$3,096	\$335,935	263.69%		
Snell Arcade	COA 03-32 AVT	2005	401 Central Ave Suite 400			\$91,000	\$2,226	\$156,432	171.90%		
Snell Arcade	COA 03-32 AVT	2005	401 Central Ave Suite 500			\$91,000	\$2,226	\$145,912	160.34%		
Snell Arcade	COA 03-32 AVT	2005	401 Central Ave Suite 600			\$91,200	\$2,231	\$170,320	186.75%		
Snell Arcade	COA 03-32 AVT	2005	401 Central Ave*** Suite 100			\$557,800	\$13,560	\$568,842	101.98%		
605 13th Avenue NE	COA 02-35 AVT	2005	605 13th Ave NE			\$78,400	\$2,561	\$71,642	91.38%		
456 18th Avenue NE	COA 04-05 AVT	2005	456 18th Ave NE			\$282,700	\$7,012	\$212,000	74.99%		
705 16th Avenue NE	COA 02-19 AVT	2005	705 16th Ave NE			\$671,400	\$10,017	\$136,500	20.33%		
Wellington Lake House	COA 02-01 AVT	2004	619 65th St S			\$205,700	\$4,413	\$114,120	55.48%		

**Qualifying improvement exceeded caps subject to LDRs Section 16.30.070 (before 2015).

***This property is owned by a Non-Profit entity.

2025 AD VALOREM TAX EXEMPTION FOR HISTORIC PROPERTIES SUMMARY TABLE

Property Name/ District	Case Number	Year	Address	Approx. Square Footage	Percentage of Ownership	Pre-Construction Assessed Value	Pre-Construction Tax Basis	Qualifying Construction Costs	% of Assessed Value	Actual Historic Exemption	Annual Tax Savings
Nolen Grocery	COA 02-08 AVT	2004	2300 1st Ave N	440		\$8,088	\$342	\$50,225	620.98%		
Nolen Grocery	COA 02-08 AVT	2004	2302 1st Ave N	1,910		\$35,110	\$921	\$150,675	429.15%		
Nolen Grocery	COA 02-08 AVT	2004	2304 1st Ave N	1,350		\$24,816	\$696	\$100,450	404.78%		
Nolen Grocery	COA 02-08 AVT	2004	2306 1st Ave N	1,350		\$24,816	\$696	\$100,450	404.78%		
Nolen Grocery	COA 02-08 AVT	2004	2308 1st Ave N	1,750		\$32,169	\$752	\$130,950	407.07%		
Thomas Whitted House	COA 95-09 AVT	2003	656 1st St N					\$40,000			
Roser Park LHD	COA 02-07 AVT**	2003	609 11th Ave S					\$500,000			
Seaboard Coastline Railroad Station	COA 02-07 AVT	2003	420 22nd St S					\$750,000			
Kress Building	COA 98-11 AVT	2002	475 Central Ave					\$775,910			
St. Petersburg Savings & Loan	COA 98-17 AVT	2001	556 Central Ave					\$160,000			
Women's Town Improvement Assoc.	COA 98-13 AVT	2001	336 1st Ave N					\$168,575			
Boyce Guest House	COA 00-02 & 97-01	1999	635 Bay St NE/ 205 6th Ave NE					\$198,667			
Harlan Hotel	COA 97-02	1999	15 8th St N					\$179,830			

**Qualifying improvement exceeded caps subject to LDRs Section 16.30.070 (before 2015).

***This property is owned by a Non-Profit entity.

2025 AD VALOREM TAX EXEMPTION FOR HISTORIC PROPERTIES SUMMARY TABLE

Property Name/ District	Case Number	Year	Address	Approx. Square Footage	Percentage of Ownership	Pre-Construction Assessed Value	Pre-Construction Tax Basis	Qualifying Construction Costs	% of Assessed Value	Actual Historic Exemption	Annual Tax Savings
Green Richman Arcade	AVT 97-02 COA 95-11	1998	689 Central Ave					\$250,000			
Roser Park LHD	COA 95-08 & 95-15 AVT 95-15 & 97-03	1998	900 8th St S					\$19,562			
Robert West House	COA 95-10 AVT 97-01	1998	101 6th Ave NE					\$287,996			
TOTAL APPROVED 2015										\$169,334	\$2,051
TOTAL APPROVED 2016-2024										\$3,063,828	\$36,613
TOTAL APPROVED										\$3,233,162	\$38,664

**Qualifying improvement exceeded caps subject to LDRs Section 16.30.070 (before 2015).

***This property is owned by a Non-Profit entity.



CITY OF ST. PETERSBURG

REGISTRY FOR APPROVED TRANSFER OF DEVELOPMENT RIGHTS, HISTORIC

FULL REGISTRY SHOWING ALL HISTORY

Original	Contact	Name of Property	# TDRs Established (Square Feet)	# TDRs Transferred (Square Feet)	# TDRs Available (Square Feet)
TDR 08-01	Historic YMCA Nick Ekonomu PO Box 330537 Miami, FL 33233-0537 305-904-9522 ehff.nick@gmail.com	Historic YMCA 116 5th Street South 19-31-17-74466-038-0110	595,160.00 No: TDR 08-01 On: 03.21.2008	515,160	80,000 Not assigned
	SP Central, LLC, a Delaware LLC Attn: Mathew Poling 200 Central, Ste. 1600 St. Petersburg, FL 33701 813-227-7439 mpoling@trenam.com	Not Assigned	515,160 No: 21-90500004 On: 10.22.2021		515,160 Not assigned
TDR 08-02	Snell Arcade Condo Assoc, Inc. Dar Webb, President 405 Central Avenue, Suite 250 St. Petersburg, FL 33701 727-822-3743 (land) 727-688-3775 (cell) dar@webette.com	Snell Arcade 405 Central Avenue 19-31-17-83226-000-0001	609,420.00 No: TDR 08-02 On: 11.21.2008	609,420	Zero All credits transferred
	Taub Entities-St. Pete, LLC Brian Taub 921 Anchorage Road Tampa, FL 33602	Bliss 176 4th Avenue NE 19-31-17-77238-000-0040	10,010.00 Purchased No: 15-90500002 On: 05.20.2015	x	Zero Project Built 10,010 Credits Retired

<p>KT First & First, LLC William Johnson, Manager 701 S. Olive Avenue West Palm Beach, FL 33401</p>	<p>One St. Pete 100 1st Avenue No. 19-31-17-92416-001-0010</p>	<p>209,963.00 No: 16-90500001 On: 06.09.2016</p>	<p>x</p>	<p>Zero Project Built 209,963 Credits Retired</p>
<p>4th Street Storage Associates, LLC Jonathan Dorman 2106 Bispham Road, Ste. B Sarasota, FL 34231</p>	<p>Extra Space Storage 7220 4th Street North 30-30-17-40749-001-0010</p>	<p>16,393.00 No: 17-90500001 On: 01.04.2017</p>	<p>x</p>	<p>Zero Project Built 16,393 Credits Retired</p>
<p>4th Street Storage Associates, LLC Jonathan Dorman 2106 Bispham Road, Ste. B Sarasota, FL 34231</p>	<p>Extra Space Storage 7220 4th Street North 30-30-17-40749-001-0010</p>	<p>5,187.00 No: 17-90500001 On: 01.27.2017</p>	<p>x</p>	<p>Zero Project Built 5,187 Credits Retired</p>
<p>Greystar GP II, LLC David King, Vice President 465 Meeting Street, Ste. 500 Charleston, SC 29403</p>	<p>Ascent St. Petersburg 225 1st Avenue North 19-31-17-74466-021-0121</p>	<p>110,000.00 No: 19-90500001 On: 03.04.2021</p>	<p>x</p>	<p>Zero Project Built 110,000 Credits Retired</p>
<p>KT St Pete Bayfront LLC 701 S. Olive Avenue West Palm Beach, FL 33401</p>	<p>Saltaire 301 1st Street South 19-31-17-74466-057-0010</p>	<p>170,862.00 No: 20-90500001 On: 03.31.21</p>	<p>x</p>	<p>Zero Project Built 170,862 Credits Retired</p>
<p>4th Street Storage Associates, LLC Jonathan Dorman 2106 Bispham Road, Ste. B Sarasota, FL 34231</p>	<p>Extra Space Storage 7220 4th Street North 30-30-18-21654-000-0040</p>	<p>3,400.00 No.: 21-90500002 On: 04.01.2021</p>	<p>x</p>	<p>Zero Project Built 3,400 Credits Retired</p>
<p>PC II Holdings, a Delaware LLC Attn: Mathew Poling 200 Central, Ste. 1600 St. Petersburg, FL 33701 813-227-7439 mpoling@trenam.com</p>	<p>Not Assigned</p>	<p>3,262.00 No: 21-90500008 On: 12.15.2021</p>	<p></p>	<p>3,262 Not Assigned</p>

	Central Properties IV, a Delaware LLC Attn: Mathew Poling 200 Central, Ste. 1600 St. Petersburg, FL 33701 813-227-7439 mpoling@trenam.com	Not Assigned	80,343.00 No: 21-90500007 On: 12.15.2021		80,343 Not Assigned
TDR 08-03	Flori De Leon Cooperative Apts., Inc. 130 4th Avenue North St. Petersburg, FL 33701 Terry Smith 727-488-8197 klaus651@aol.com	Flori De Leon 130 4th Avenue North	938,640 No: TDR 08-03 On: 12.12.2008	938,640	Zero All credits transferred
	Greystar GP II, LLC David King, Vice President 465 Meeting Street, Ste. 500 Charleston, SC 29403	Ascent St. Petersburg 225 1st Avenue North 19-31-17-74466-021-0121	50,088 No: 21-90500001 On: 03.10.2021	x	Zero Project Built 50,088 Credits Retired
	Cats Red Apple St. Pete, LLC Attn: Ralph Zirinsky 800 3rd Avenue, 5th Floor New York, NY 10022	400 Central 400 Central Avenue 19-31-17-68610-001-0010	346,924 No: 22-90500005 On: 09.12.2022 City: 11.10.2022	x	Zero Project Under Construction 346,924 Credits Retired
	St. Pete Propco, LLC Attn: Mathew Poling 200 Central, Ste. 1600 St. Petersburg, FL 33701 813-227-7439 mpoling@trenam.com	Not Assigned	541,628 1st Purchase: 513,552 No: 21-90500003 On: 10.22.2021 2nd: Purchase: 28,076 No: 22-90500006 On: 09.19.2022	352,316	189,312 Not assigned
	KEM St. Pete Property Owner, LLC Attn: Mathew Poling 200 Central Avenue, Suite 200 St. Petersburg, FL 33701	"Name to be Determined" 1101 1st Avenue North 1123 1st Avenue North 1211 1st Avenue North	23,907 No: 23-90500003 On: 12-18-2023		23,907 Permit App Pending

	813-227-7439 mpoling@trenam.com	DRC 23-31000007			
	Mirror Lake Place, LLC Attn: Angelo Cappelli 9800 4th St. So., Ste. 200 St. Petersburg, FL 33702 727-735-1711 angelo@hpcapitalgroup.com	Reflections 777 3rd Avenue North 19-31-17-66528-000-0010	59,117 No: 22-90500001 On: 04.05.2022	x	Zero Project Built 59,117 Credits Retired
	WPPI St. Pete TC, LLC White/Peterman Properties Attn: Jason Weisler 5925 Placida Road Englewood, Florida 34224 219-757-3730 jweisler@whitepeterman.com	Tuxedo Court 720 Charles Court So. 19-31-17-20889-001-0010	25,000 No. 22-90500004 Signed: 06.03.2022 City: 07.21.2022	x	Zero Project in Permitting 25,000 Credits Retired
	1625 First Ave No Develop LLC Attn: William O'Kane 411 E. Illinois St. Suite 80 Chicago, Illinois 60611 312-476-7587 eobrien@lplegal.com	"Name to be Determined" Anticipated Use: HP Capital Group Tandem Partners at 1641 1st Avenue North	95,139 No. 22-90500003 Signed: 05.24.2022 City: 07.21.2022		95,139 Permit App Pending
	Apogee Real Estate Partners IV, LLC Attn: John Barkett 515 9th Street North St. Petersburg, Florida 727-476-1600 jbarkett@apogeerep.com	"Name To Be Determined" 155 17th Street South 24-31-16-63985-000-0020	33,653 No. 22-90500008 Signed: 09.22.2022 City: 11.16.2022	x	Zero Project Not Developed 33,653 Sold
	Gallery Haus Owner, LLC Attn: Mathew Poling 2437 Biscayne Blvd. Ste 108 Miami, Florida mpoling@trenam.com	"Name To Be Determined" 155 17th Street South 24-31-16-63985-000-0020	33,653 No. 24-90500001 Signed: 01.08.2024 City: 03.22.2024		33,653 Not assigned

	<p>Echelon 3rd & 3rd Owner LLC Attn: Steve Kurcan 210 Fountain Parkway North St. Petersburg, Florida 727-803-8274 cleclair@echelonre.com</p>	<p>"Name To Be Determined" 235 3rd Street South 19-31-17-90465-001-0020</p>	<p>115,500 No. 23-90500001 Signed: 12.12.2022 City: 01.12.2023</p>		<p>Zero Project Under Construction 115,500 Retired</p>
TDR 08-05	<p>Crystal Bay (Sunset Hotel) Mark Tong/Al La Far 7401 Central Ave, St. Petersburg lyraestarsystems@gmail.com 808-937-2510</p>	<p>Sunset Hotel 7401 Central Avenue 19-31-16-20484-041-0010</p>	<p>358,180 No: TDR 08-05 On: 11.21.2008</p>	358,180	<p>Zero All credits transferred</p>
	<p>ALV 334 St. Pete, LLC Granvil Tracy 800 Brickell Ave., PH1 Miami, FL 33131</p>	<p>"The Project" 352 2nd Avenue S. 19-31-17-90465-001-0010</p>	<p>134,626 No: 20-90500001 On: 05.20.2020</p>	x	<p>Zero Project Under Construction 134,626.00 Credits Retired</p>
	<p>PLDD 1st Avenue, LLC Attn: Mathew Poling 200 Central, Ste. 1600 St. Petersburg, FL 33701 813-227-7439 mpoling@trenam.com</p>	<p>Not Assigned c/o Denunzio Group</p>	<p>223,554 No: 21-90500006 On: 11.01.2021</p>	112,237	<p>111,317 Not Assigned</p>
	<p>Mirror Lake Place, LLC Attn: Angelo Cappelli 9800 4th St. So., Ste. 200 St. Peterbsurg, FL 33702 727-735-1711 angelo@hpcapitalgroup.com</p>	<p>Reflections 777 3rd Avenue North 19-31-17-66528-000-0010</p>	<p>28,000 No: 22-90500002 On: 04.05.2022</p>	x	<p>Zero Project Built 28,000 Credits Retired</p>
	<p>PLDD 1st Avenue, LLC Attn: Mathew Poling 200 Central, Ste. 1600</p>	<p>"450 1st Ave N" 444, 476, 486 1st Ave. No. 19-31-17-74466-027-0100</p>	<p>84,237 No: 22-90500007 On: 10.12.2022</p>	x	<p>Zero Project in Permitting 84,237 retired</p>

	St. Petersburg, FL 33701 813-227-7439 mpoling@trenam.com	19-31-17-74466-027-0070 19-31-17-74466-027-0040	City: 11.10.2022		
TDR 09-01	The Cathedral Church of St. Peter, Inc. Dean Stephen Morris 140 4th Street North St. Petersburg, FL 33701 727.822.4173	St. Peter's Episcopal 140 4th Avenue No. 19-31-17-74466-020-0010	198,120 No: TDR 09-01 On: 04.17.2009	198,120	Zero All credits transferred
	PC II Holdings, a Delaware LLC Attn: Mathew Poling 200 Central, Ste. 1600 St. Petersburg, FL 33701 813-227-7439 mpoling@trenam.com	Not Assigned	198,120 No: 21-90500005 On: 11.01.2021		198,120 Not Assigned
TDR 15-90500001	First Congregation Church Grady C. Pridgen III c/o Pridgen Management Inc. 240 4th Street North St. Petersburg, Florida 33701 727.688.4901 grady@pridgendevlopment.com	First Congregation Church 256 4th Street North 19-31-17-74466-018-0020	258,900 No: 15-90500001 Applied: 09.15.2015 Updated 12.19.2024	258,498	402 Not Assigned
	TLP RE MF VI Saint Petersburg IV Owner 200 Central, Suite 1600 St. Petersburg, FL 33701 813-227-7439 mpoling@trenam.com	Not Assigned	25-90500001 Updated: 06.30.2025		176,000 Not Assigned
	Cats Mirror Lake LLC 800 3rd Avenue North, 15th Floor New York, NY 10022 Att: David Singer 813-254-8998 dsinger@olderlundylaw.com	"Name to be Determined" 233 5th Street North	25-90500002 Updated 06.30.2025		82,498 Permit App Pending

TDR 22-90500002	701 Mirror Lake Condo Assoc., Inc. Attn: Roger Ross, President 4131 Gunn Hwy. Tampa, Florida 33618 727-400-7958 roger.ross@moreanartscenter.com	Mirror Lake High School 701 Mirror Lake Drive 19-31-17-80329-000-1150	138,955 No: 22-90500002 Est: 04.20.2023	138,955	Zero All credits transferred
	DevMar Sky St. Pete LLC 360 Central Avenue, Ste. 800 Attn: Mark Mark@devmardevelopment.com	"Name To Be Determined" 1624-1662 Burlington Ave N Parcel IDs on file	15,875 No: 24-90500002 On: 12.19.2023		15,875 Permit App Pending
	KL St. Petersburg LLC 200 Central Avenue, Ste. 800 Attn: Mathew Poling 813-227-7439 mpoling@trenam.com	Not Assigned	77,080 No: 24-90500003 On: 12.19.2023		77,080.00 Not Assigned
	AMFP VI Saint Petersburg LLC 228 Park Avenue South, PMB 29253 New York, NY 10003-1502 msarno@abacuscapitalgroup.com	"Name To Be Determined" Arlington Avenue DRC 23-31000017	46,000 No: 24-90500004 On: 04.04.2024		46,000.00 Permit App Pending
TDR 24-90500004	Craftsman House c/o Jeff Schorr 2955 Central Avenue St. Petersburg, Florida 727.424.5245 craftsmanhouse@gmail.com	Rose Garden House 2955 Central Avenue 23-31-16-35118-020-0090	21,969 No: TDR 24-90500004 On: 10.25.2024		21,695.00 Not Assigned

AVAILABLE BALANCE	1,406,424.00
BALANCE DEDICATED TO PROJECTS NOT YET IN PERMITTING	263,419.00
COMBINED TOTAL	1,669,843.00

UPDATED: Contact Info: August 20, 2025

NOTE: Options are being taken on remaining credits. These options are typically not reported to the Planning and Development Services Department. Be advised, the total balance may be further restricted by these options which are not reflected in the calculated total.

constrained by these *options* , which are not reflected in the calculated total.

CITY CONTACT: Derek Kilborn, Director
Planning Department
One 4th Street North
St. Petersburg, Florida 33711
Derek.Kilborn@stpete.org
(727) 893-7868

NOTE: Transactions are organized under the original donor [number in left column]. Sales are then indicated with the receiver below and slightly indented from the seller.



THIRD PARTY and CITY INITIATED DESIGNATION APPLICATIONS

TO: The Honorable Copley Gerdes, Chair and Members of City Council
The Honorable Shannon Nelson, Chair, and Members of the Community
Planning and Preservation Commission

FROM: Derek Kilborn, Director, Planning Department
Kelly Perkins, Historic Preservationist, Planning Department
Cindy Kochanek, Historic Preservationist, Planning Department

DATE: August 18, 2025

SUBJECT: Third Party and City Initiated Designations for Local Historic Landmark
Designation.

The following research was originally compiled for a meeting of the City Council on May 16, 2019, relating to the third-party application process for local historic landmark designations. The original memorandum was subsequently updated for a joint meeting of the City Council and Community Planning and Preservation Commission (CPPC) on March 31, 2022. The newest additions post-dating March 31, 2022, are highlighted in [red].

- 125** Total no. of individual, local landmarks
- 39** Total no. of third-party applications
 - 9** Total no. of third-party applications, owner opposed, approved
 - 6** Total no. of third-party applications, owner support, approved
 - 7** Total no. of third-party applications, owner opposed, denied
 - 1** Total no. of third-party applications, owner opposed, deferred
 - 15** Total no. of third-party applications, owner opposed, withdrawn
 - 1** Total no. of third-party applications, owner opposed, incomplete app

THIRD PARTY INITIATED

Nine (9) Third-Party, Owner Opposed, Approved:

- 1992 - Glen Oaks Cemetery
- 1993 - Henry-Bryan House
- 1994 - Mercy Hospital
- 1998 - Sunken Gardens
- 2010 - Detroit Hotel
- 2010 - Jones-Laughner Residence
- 2013 - Binnie-Bishop Hotel
- 2015 - Acheson-Mackey Residence

2017 - Virginia Burnside House

Six (6) Third-Party, Owner Support, Approved:

1994 - Shuffleboard Club
1997 - Ninth Street Bank & Trust Co.
1998 - Hoxie-Day Gravesites
1998 - Women's Town Improvement Assoc.
2011 - Jennie Hall Pool
2018 - Huggins-Stengel Field

Seven (7) Third Party, Owner Opposed, Denied

1987 - The Soreno Hotel
1987 - Princess Martha Hotel ¹
2010 - Blocker Residence
2014 - North Ward School
2016 - Central National Bank / Pheil Hotel & Theatre
2018 - Doc Webb Estate
2018 - Holiday Motel

One (1) Third Party, Owner Opposed, Deferred:

1987 - Dennis/McCarthy Hotel ²

Fifteen (15) Third-Party, Owner Opposed, Withdrawn:

2006 - Vinoy-Laughner Thematic Listing:
136-138 10th Avenue NE
145 14th Avenue N
532 Beach Drive NE
556 Beach Drive NE
209 13th Avenue NE
756 Bay Street NE
716 1st Street N
2008 - Crislip Arcade
2013 - Endicott Residence
2017 - Henry House
2017 - Pricer House
2017 - Aiken House
2018 - Grace Lutheran Church/American Baptist Church of Beatitudes
2021 - St. Petersburg Hotel
2023 – Pasadena Community Church

¹The Princess Martha Hotel was later designated with owner support after a City initiated application in 1995.

² The Dennis/McCarthy Hotel was later designated with owner support after a City initiated application 1993.

One (1) Third-Party, Owner Opposed, Application Determined Incomplete

2018 - Harold Smith House³

Special Note:

Five (5) applications could not be confirmed using the digital record. Additional research is required to determine who initiated the following applications and whether they included owner support:

HPC 86-07

HPC 02-05

HPC 02-06

HPC 02-09

HPC 06-01

CITY INITIATED

Seven (7) City-Initiated, Owner Opposed, Application Approved:

1986 - St. Petersburg High School

1990 - YMCA Building

1991 - State Theater

1992 - Seaboard Coastline RR Station

1992 - Jungle Country Club/Admiral Farragut Academy

1994 - Manhattan Casino

1995 - Southside Junior High School

One (1) City-Initiated, Owner Opposed, Application Denied:

1997 - Crislip Arcade

One (1) City-Initiated, Owner Neutral, Application Approved:

2020 – Westminster Presbyterian Church

Three (3) City-Initiated, Owner Opposed, Application Deferred:

2006 - Detroit Hotel ⁴

2006 - First Church of Christ Scientist aka Palladium Theater ⁵

2006 - Blocker Residence

³ Third party application filed but deemed incomplete by City staff. Demolition permit was released to the property owner and subject building subsequently demolished.

⁴ The Detroit Hotel was later designated after a third-party initiated application with owner opposition in 2009.

⁵ The First Church of Christ Scientist aka Palladium Theater was later designated with owner consent after a City initiated application in 2012.



DEMOLITIONS 2011 - 2025: PROXIMITY TO NATIONAL REGISTER & LOCAL HISTORIC DISTRICTS

TO: The Honorable Copley Gerdes, Chair and Members of City Council
The Honorable Shannon Nelson, Chair, and Members of the Community
Planning and Preservation Commission

FROM: Derek Kilborn, Director, Planning Department
Kelly Perkins, Historic Preservationist, Planning Department
Cindy Kochanek, Historic Preservationist, Planning Department

DATE: August 18, 2025

SUBJECT: Principal Structure Demolitions 2011 - 2025

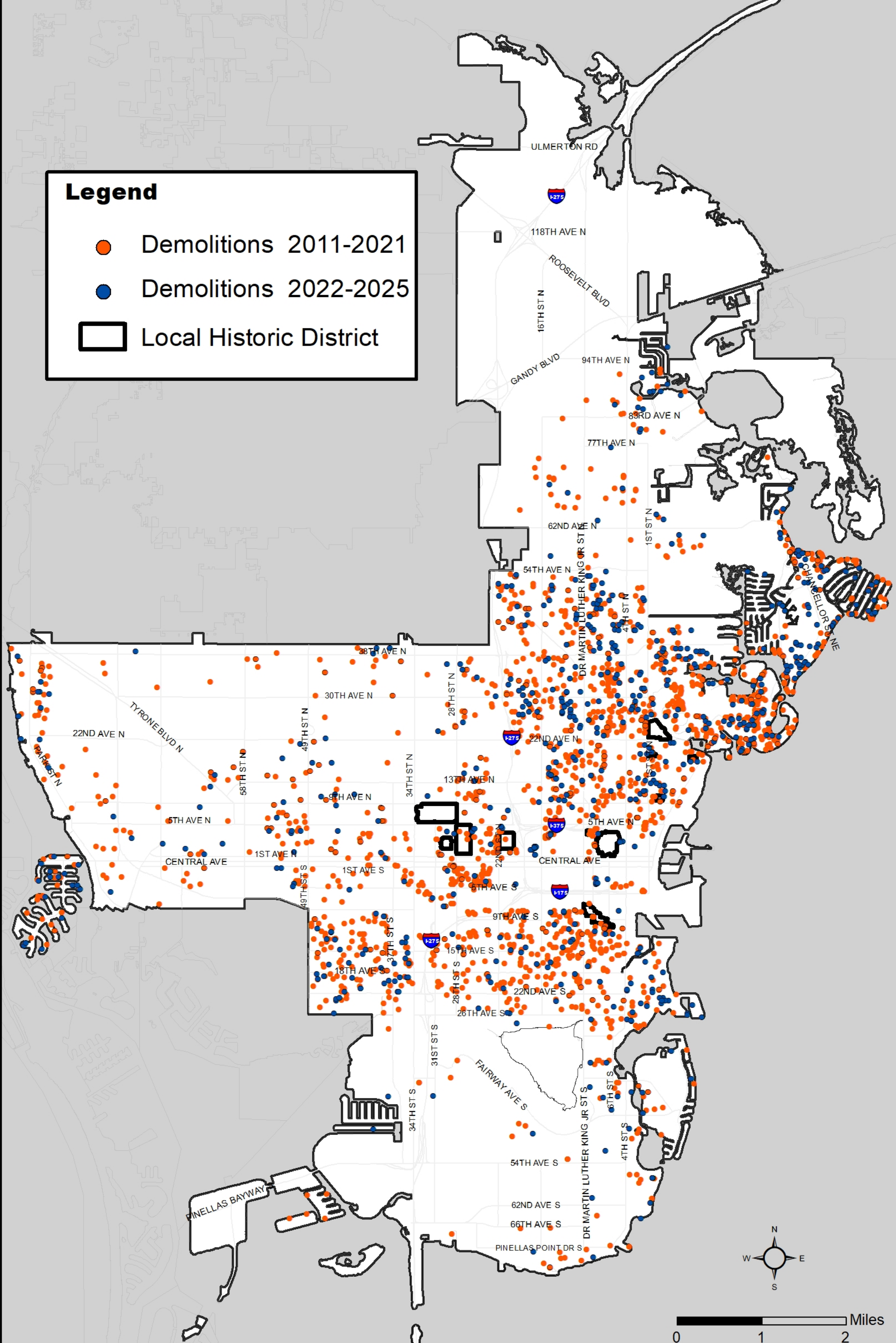
The attached map series identifies the distribution of *principal* structure demolitions from 2011 - 2025.

Variations of the attached map series date to 2016, but the most recent copy was created for the joint meeting on March 31, 2022. At that time, recorded demolitions from 2011 to 2021 were shown and marked using a [orange] dot. The year 2011 was selected as a reasonable start date reflecting the floor of the 2008 economic recession and start of the market recovery.

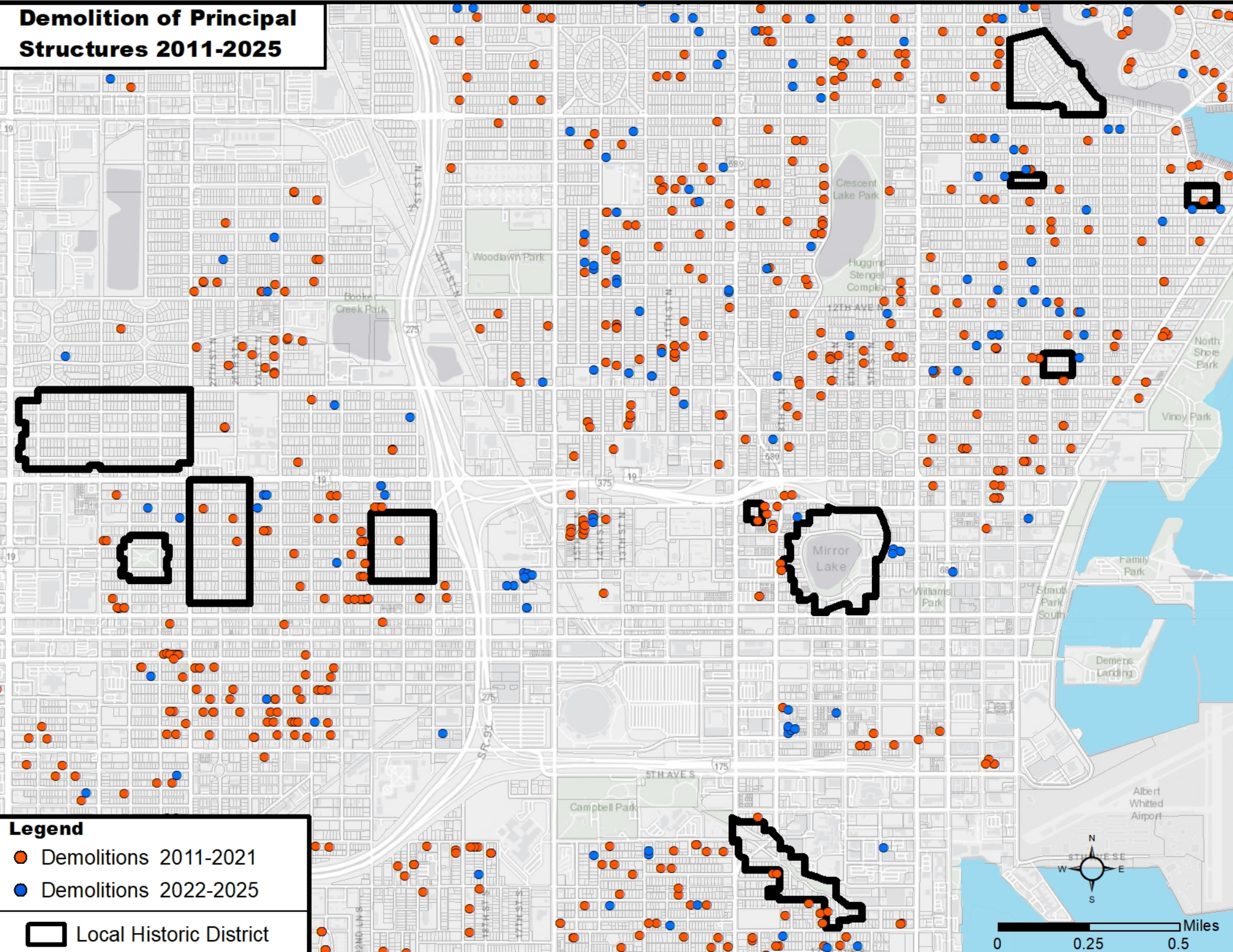
For this year's joint meeting, the same map was updated with new, recorded demolitions from 2022 to 2025. Updated demolitions are identified a [blue] dot.

Legend

- Demolitions 2011-2021
- Demolitions 2022-2025
- Local Historic District



Demolition of Principal Structures 2011-2025



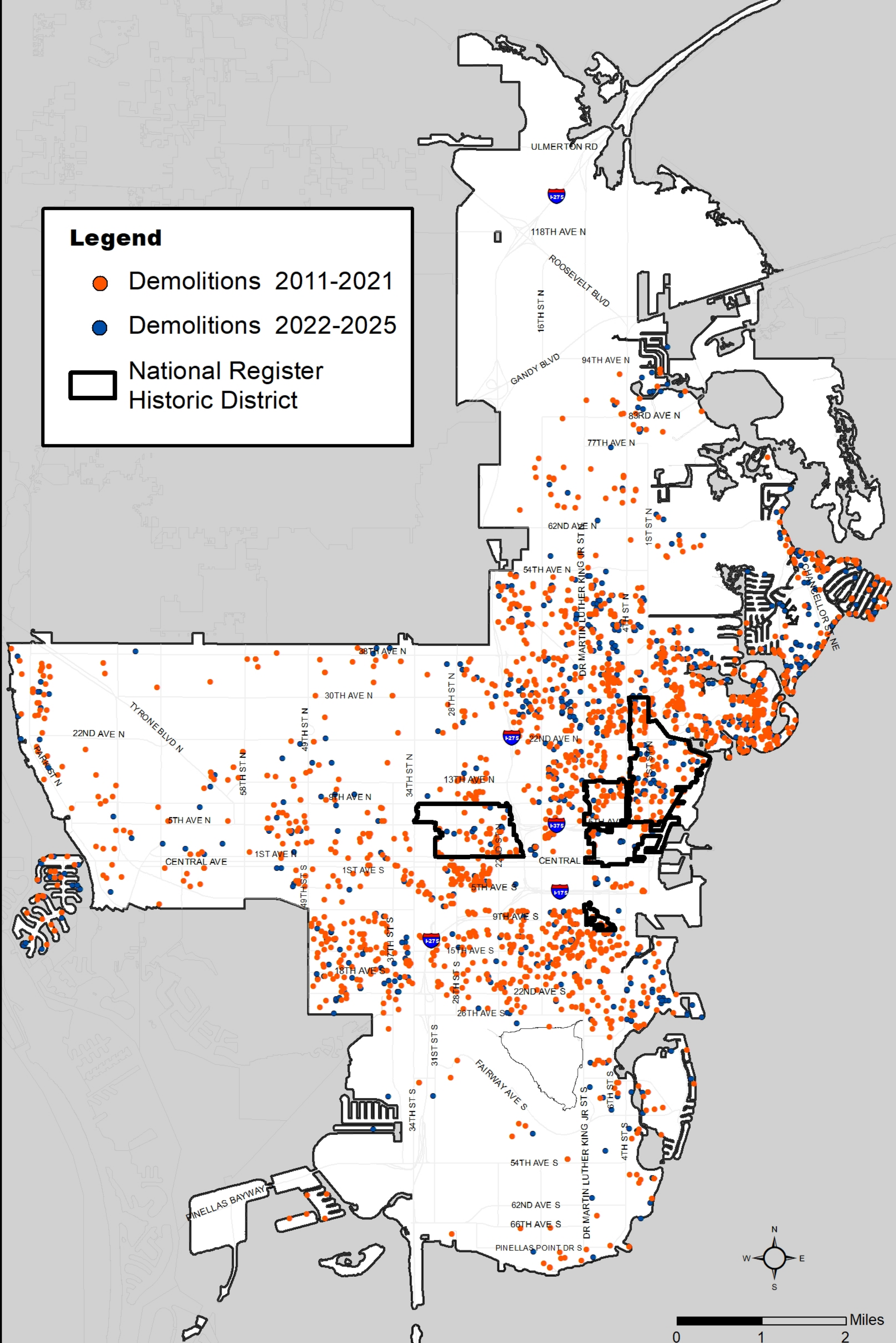
Legend

- Demolitions 2011-2021
- Demolitions 2022-2025
- Local Historic District

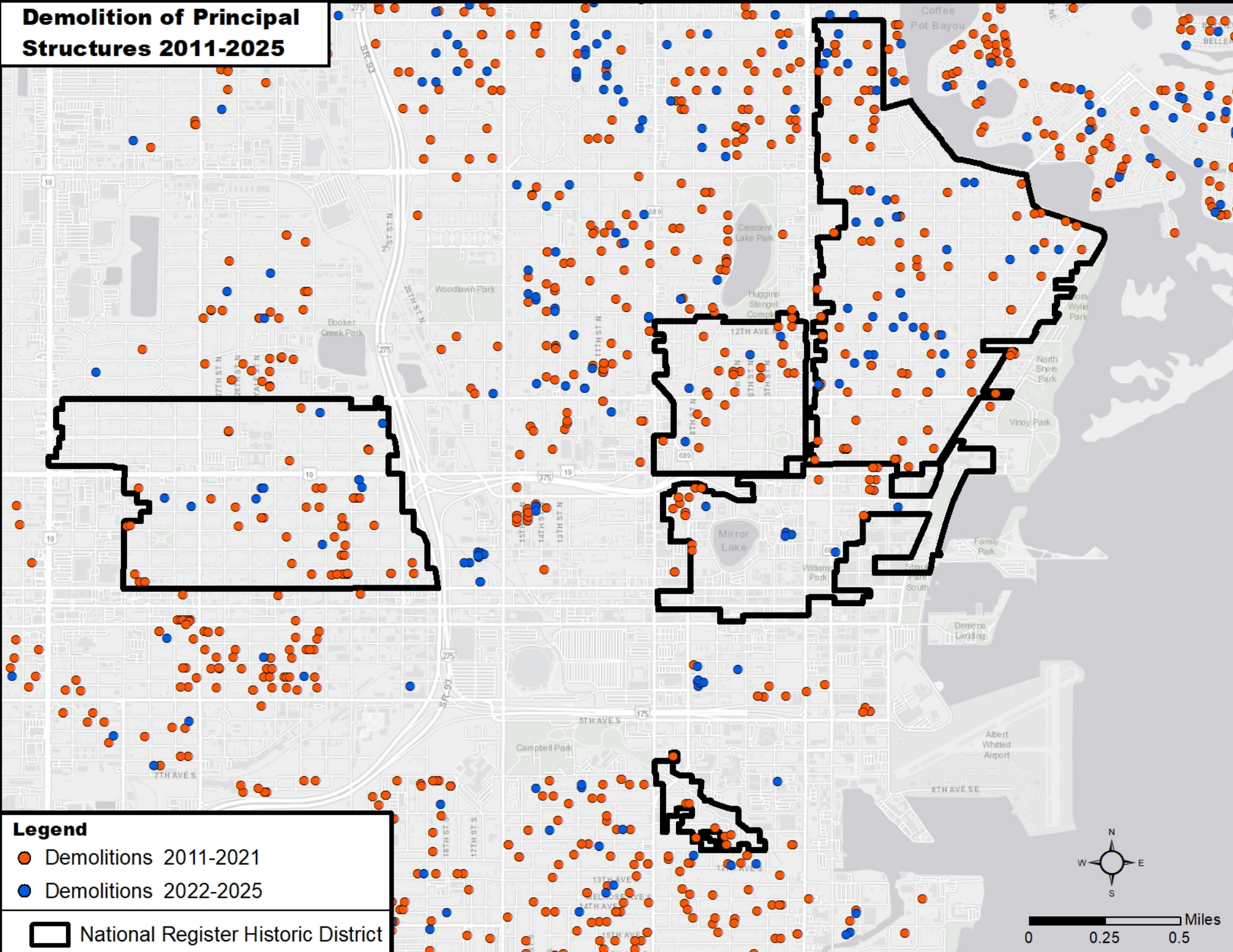
0 0.25 0.5 Miles

Legend

- Demolitions 2011-2021
- Demolitions 2022-2025
- National Register Historic District



Demolition of Principal Structures 2011-2025



Legend

- Demolitions 2011-2021
- Demolitions 2022-2025
- ▭ National Register Historic District

North Arrow

Scale: 0 0.25 0.5 Miles



KEEPING THE VIBE ALIVE: THE IMPACT OF HISTORIC PRESERVATION IN ST. PETERSBURG

TO: The Honorable Copley Gerdes, Chair and Members of City Council
The Honorable Shannon Nelson, Chair, and Members of the Community
Planning and Preservation Commission

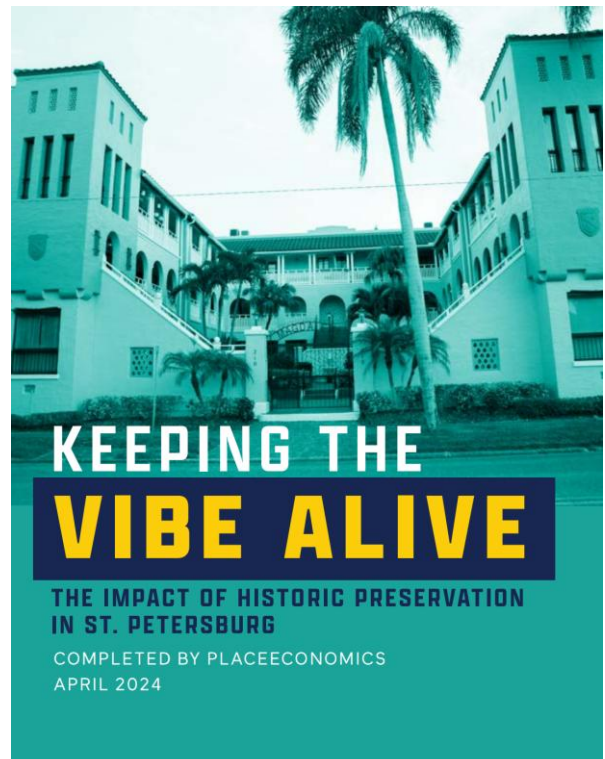
FROM: Derek Kilborn, Director, Planning Department
Kelly Perkins, Historic Preservationist, Planning Department
Cindy Kochanek, Historic Preservationist, Planning Department

DATE: August 18, 2025

SUBJECT: Keeping the Vibe Alive: The Impact of Historic Preservation in St. Petersburg

This economic study was conducted by PlaceEconomics, a private sector firm with experience in the analysis of the economic impacts of historic preservation, published in April 2024, and presented to the City Council on May 16, 2024. The study was commissioned through Preserve the 'Burg, and supported, in part, by the City of St. Petersburg, St. Petersburg Downtown Partnership, All Trades Historic Restoration Inc., The Urban Charette, New Hotel Collection, Historic Old Northeast Neighborhood Association, Historic Kenwood Neighborhood Association, and more than two dozen individual donors.

<https://bit.ly/keepingthevibealive>





July 7, 2025

RE: Recommendations for joint CPPC-Council meeting

Commission and Council Members:

In anticipation of the upcoming CPPC-Council workshop, Preserve the 'Burg offers the following comments for your review.

The City's Comprehensive Plan (policy 4.6) calls for a joint CPPC-Council meeting to be held annually, with input from both the preservation community and the development community.

The policy directs the meeting to include a staff report of the activities of the Commission during the past year, the identification of known historic and archaeological resources lost during the past year, and recommendations for improvements to the City's preservation program. This existing policy should be fully implemented, and we request that an opportunity for PTB to provide input at the joint meeting be included as part of the meeting agenda.

Related, Commissioner Michaels has provided you with a memorandum containing a series of specific recommendations, all of which should be pursued. However, PTB suggests the following recommendations receive priority consideration:

- Restarting the Intown Historic Preservation Grant program, which has been inactive for nearly five years
- Recommitment to compliance with Comprehensive Plan policy HP 2.5, for the City to initiate a certain number of landmark applications each year.

- Implementation of methods to more clearly identify designated or contributing landmark properties to better inform property owners of said designation. Preferably such identification would be included on the county property appraiser website.
- Central Avenue – identify and implement strategies to maintain Central Avenue’s historic resources and “main street” feel to complement Central Avenue’s storefront conservation designation.
- Identify and implement additional strategies to preserve naturally occurring affordable housing (NOAH). (Data as to the importance of Central Avenue to the City’s economic success and the importance of naturally occurring affordable housing is contained within the 2024 Place Economics study, *Keeping the Vibe Alive: Historic Preservation in St. Petersburg, FL*).

PTB also notes that at the last joint CPPC/Council meeting in 2022, two topics were discussed: (1) potential changes to the PEL and (2) designation of First Block. While Council expressed interest in pursuing each of these items, no further action has occurred on either.

Preserve the ‘Burg remains a resource for the community, and we welcome the opportunity to participate in discussions and strategies to preserve and celebrate St. Petersburg’s critical historic resources.

Sincerely,

/s/

Manny Leto
Executive Director

TO: Members of the City Council
COPY: Community Planning & Preservation Commission
FROM: Will Michaels, Commissioner CPPC
SUBJECT: Priority Discussion Items for Joint Meeting
DATE: August 22, 2025

Dear Council Members,

At the Community Planning & Preservation Workshop held meeting on August 12th the following issues were identified as priorities for discussion with the Council. Should the Council agree with the priorities it is suggested that the Commission and City Staff follow-up with a report of specific recommendations for consideration by the Council by December 2025.

1. *Restart and expand preservation grant program to west In-Town Development Area/Central Avenue.*

The Intown Redevelopment Area (Downtown) is designated a National Historic Register District. In 2018 the City Council added \$5M to the Intown Redevelopment Program for maintenance and improvement of historic structures, under a matching grant program. At last report only \$800,000 of this fund has been utilized. **This fund constitutes the largest amount of funding readily available to assist owners of historic properties with property maintenance and improvements.** Full utilization of the Intown fund will help with maintenance of existing historic properties and encourage others to designate their properties. Suggestions include,

- Special efforts again be made again to emphasize the availability of the Intown Fund to owners of historic properties in the Downtown National Historic District. Preserve the Burg (PTB) might be enlisted as a partner in this.
- Reduction of the match requirement (25%) may be considered.
- Encourage other Community Redevelopment Areas to establish similar historic grant funds. Expansion of the program to the Intown Area west of 8th Street and the South St. Pete Community CRA would help to encourage landmarking and preserve the unique storefront character along Central Avenue.
- Renew efforts to communicate the advantages of landmarking to Central Avenue businesses.
- Review how FAR bonuses might be better applied to Central Avenue.

2. *Historic Preservation as a key source of Naturally Occurring Affordable Housing (NOAH).*

Historic-designated properties can contribute significantly to the city's stock of affordable housing. According to City Staff research, 77% of structures in the city are 50 years in age or more. As noted by PlaceEconomics consultants, in most cities **older housing stock plays a critical role in providing Naturally-Occurring Affordable Housing (NOAH)**. "Neighborhoods with undesignated older properties tend to be at risk, especially those with high percentages of renters and lower incomes. In St. Petersburg, less than 1% of these older neighborhoods with a concentration of low-income households

are protected by local historic districts. This means that nearly all of St. Petersburg's naturally occurring, older, and affordable rental housing is not protected from demolition" (PlaceEconomics). Also, the affordable housing crisis has recently greatly been exacerbated by flooding. Over 15,000 homes were flooded in last year's three hurricanes displacing thousands of persons, many permanently. Suggestions include,

- In addition to incentives presently in place, consider additional local incentives when historic properties are used for affordable housing. While such incentives are important, the net public cost per unit of historic affordable housing is understood to be significantly less than other types of public subsidies.
- NOAH programs in other cities should be consulted. Dade County and San Antonio, Texas, have addressed ways to maintain such housing..
- Especially encourage neighborhoods with naturally occurring affordable housing to consider historic designation.

3. *Strengthen and Extend the Transfer of Development Rights (TDR).*

A major incentive for historic designation especially in the downtown is City provision for the Transfer of Development Rights on historic properties. **This incentive is particularly important for historic preservation generally, as once a Local Landmark sells its development rights a major incentive is removed for demolition and development of the landmark.** Additionally, funds realized from the sale of development rights may be used to maintain the historic structure. This incentive is understood to apply to Individually Listed Local Landmarks, but currently not contributing resources to Local Register Districts.

The current status of the TDR Program needs review to determine if there are ways in which it can better achieve the overriding goal of encouraging individual and district designations. Suggestions for consideration include,

- Further special efforts be made to communicate the benefits of the TDR Program to Downtown National Register District contributing resources to encourage them to transition to Individual Local Landmark status.
- Extend the Program to contributing properties in Local Historic Districts throughout the city.
- Require use of Historic TDR when historic resources are impacted by the development. Code presently only requires use of 0.5 Historic TDR regardless of the degree of impact or overall number of TDRs needed. (16.70.040.1.17)

4. *Honoring those interred at Oakland Cemetery and those reinterred at Lincoln Cemetery.*

Lincoln Cemetery is historically a *St. Petersburg* African American Cemetery, although St. Petersburg "deannexed" the cemetery in 1967, and the cemetery then became a part of Gulfport. **The cemetery is in need of maintenance support and assistance in identifying hundreds of persons buried there.** Many of those interred at Lincoln were relocated from cemeteries in the vicinity of what is now Tropicana Field at the initiative of St. Petersburg. Last year the city-requested a report from the engineering and environmental consulting firm Stantec regarding the potential for human remains still buried near the

Tropicana Stadium site. Using ground penetrating radar (GPR), Stanec identified 10 possible remaining graves west of the stadium along with other “areas of interest” and unidentified disturbances.

A part of the recent Rays-Hines Development proposal for the Historic Gas Plant Neighborhood was a proposal to undertake identification of descendants connected to the former Oakland Cemetery located under the parking lots west of the stadium; development of an archaeological work plan for the former cemetery, and establishment of a “garden of remembrance.” City staff helped to obtain a grant for the USF Black Cemetery Network to research Lincoln Cemetery including ways to assist with maintenance and identification of unmarked burials. It is also understood City discussions have been held with Gulfport regarding Lincoln. Depending on the conclusions and recommendations of the USF Report the following suggestions may be helpful,

- Follow- up on the previous Rays-Hines proposal by meeting with descendants of those interred at the former cemeteries near Tropicana Field and other stakeholders to discuss the idea of establishing a “Garden of Remembrance” or other commemoration in the near future rather than waiting for formulation of a new redevelopment proposal for the Historic Gas Plant Neighborhood.
- Partnering with the City of Gulfport and cemetery stakeholders in protecting and enhancing Lincoln. Options could include national register designation of Lincoln, local landmark designation, designation as an Endangered Historic Place with the National and Florida Trusts for Historic Preservation (leading to a grant from the National Trust African American Cultural Heritage Action Fund), and direct assistance from the city.

See <https://northeastjournal.org/st-petes-historic-cemeteries-and-a-time-for-reconciliation/>

Cc: Derek Kilborn